
From: Yeghig Keshishian [yeghig.keshishian@lacity.org]
Sent: Thursday, September 13, 2018 6:30 PM
To: Zahniser, David
Subject: Re: Crossroads

We need to check the traffic mitigation study. We can get back to you tomorrow.



YEGHIG L. KESHISHIAN
Chief External Affairs Officer
Department of City Planning
T: (213) 978-1324
200 N. Spring St., Room 532
Los Angeles, CA 90012



On Thu, Sep 13, 2018 at 5:14 PM, Zahniser, David <David.Zahniser@latimes.com> wrote:

Is this before or after mitigation?

If it's before mitigation, what does the number once the mitigation measures are in place?

Dave Z

From: Yeghig Keshishian [mailto:yeghig.keshishian@lacity.org]
Sent: Thursday, September 13, 2018 2:20 PM

To: Zahniser, David
Subject: Re: Crossroads

yes.



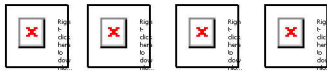
YEGHIG L. KESHISHIAN

Chief External Affairs Officer
Department of City Planning

T: (213) 978-1324

[200 N. Spring St., Room 532](#)

[Los Angeles, CA 90012](#)



[

On Thu, Sep 13, 2018 at 2:06 PM, Zahniser, David <David.Zahniser@latimes.com> wrote:

So to be clear, you guys found 13,187 additional weekday vehicle trips will be caused by the project?

From: Yeghig Keshishian [mailto:yeghig.keshishian@lacity.org]

Sent: Thursday, September 13, 2018 2:05 PM

To: Zahniser, David

Subject: Re: Crossroads

The link is provided if you open the staff report. That link takes you to the site I provided.



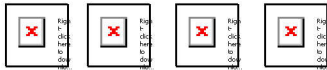
YEGHIG L. KESHISHIAN

Chief External Affairs Officer
Department of City Planning

T: (213) 978-1324

[200 N. Spring St., Room 532](#)

[Los Angeles, CA 90012](#)



[

On Thu, Sep 13, 2018 at 1:51 PM, Zahniser, David <David.Zahniser@latimes.com> wrote:

But was this part of the link on the agenda?

Also, so you guys agree it's 13,187 per weekday net vehicle trips?

Dave Z

From: Yeghig Keshishian [mailto:yeghig.keshishian@lacity.org]

Sent: Thursday, September 13, 2018 1:48 PM

To: Zahniser, David

Subject: Re: Crossroads

See here. I don't have reception here, so I think this should be the doc. It's online.

<https://planning.lacity.org/eir/CrossroadsHwd/Errata.pdf>



YEGHIG L. KESHISHIAN

Chief External Affairs Officer
Department of City Planning

T: (213) 978-1324

[200 N. Spring St., Room 532](#)

[Los Angeles, CA 90012](#)



[

On Thu, Sep 13, 2018 at 1:14 PM, Zahniser, David <David.Zahniser@latimes.com> wrote:

So it's 13,187?

Dave Z

From: Yeghig Keshishian [mailto:yeghig.keshishian@lacity.org]

Sent: Thursday, September 13, 2018 1:06 PM

To: Zahniser, David
Subject: Re: Crossroads

No, see attached doc. Bear in mind this is for totality of the project. We're talking about 190,000 sq. ft. of commercial use alone not to mention the residential component.



YEGHIG L. KESHISHIAN

Chief External Affairs Officer
Department of City Planning

T: (213) 978-1324

[200 N. Spring St., Room 532](#)

[Los Angeles, CA 90012](#)



[

On Thu, Sep 13, 2018 at 12:49 PM, Zahniser, David <David.Zahniser@latimes.com> wrote:

What did you find out about the 12,650 new car trips? Is that correct in the report?

Dave Z

From: Yeghig Keshishian [mailto:yeghig.keshishian@lacity.org]
Sent: Wednesday, September 12, 2018 8:58 PM
To: Zahniser, David
Subject: Re: Crossroads

No prob.



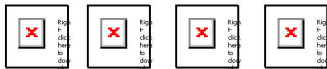
YEGHIG L. KESHISHIAN

Chief External Affairs Officer
Department of City Planning

T: (213) 978-1324

[200 N. Spring St., Room 532](#)

[Los Angeles, CA 90012](#)



[

On Wed, Sep 12, 2018 at 8:47 PM, Zahniser, David <David.Zahniser@latimes.com> wrote:

Thanks!

Sent from my iPhone

On Sep 12, 2018, at 8:39 PM, "Yeghig Keshishian" <yeghig.keshishian@lacity.org> wrote:

Hi David,

Please see below for the responses to your questions.

If the commission did not grant the developer the zone/height district change or the ZA adjustments, what is the maximum that could be built on the site? **There is no Zone or Height District Change, nor is there a ZA Adjustment. The project is built in conformance with the existing Code, and the provisions of the State's Density Bonus. Click [here](#) to access the report outlining the entitlements being requested.**

Would there be fewer housing units? If so how many? **The project proposes to build 950 dwelling units, which is below the 1,816 cap that is allowed by-right.**

Would the buildings have to be shorter? If so by how much? **Height District 2 has no height limit.**

Is Caltrans opposed to this project? If not what is their position? **See link to letter below.**

Also, is there a letter from Caltrans on this project? Searching the staff document but only seeing Millennium letters. **The letter that was submitted by Caltrans during the EIR comment period is found [here](#); it is the first letter. Click [here](#) for the response letter for the Department's response to Caltrans.**

I'll be at CPC tomorrow. We can talk further then.

Thx

Y



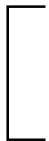
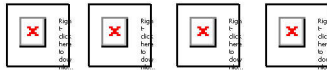
YEGHIG L. KESHISHIAN

Chief External Affairs Officer
Department of City Planning

T: (213) 978-1324

[200 N. Spring St., Room 532](#)

[Los Angeles, CA 90012](#)



On Wed, Sep 12, 2018 at 5:03 PM, Zahniser, David <David.Zahniser@latimes.com> wrote:

Hello,

I have a few questions about the Crossroads project.

If the commission did not grant the developer the zone/height district change or the ZA adjustments, what is the maximum that could be built on the site?

Would there be fewer housing units? If so how many?

Would the buildings have to be shorter? If so by how much?

Is Caltrans opposed to this project? If not what is their position?

Also, is there a letter from Caltrans on this project? Searching the staff document but only seeing Millennium letters.

Thanks,

Dave Z
LAT

From: Yeghig Keshishian [yeghig.keshishian@lacity.org]
Sent: Thursday, September 13, 2018 6:51 PM
To: Zahniser, David
Subject: Re: Crossroads

I'll check with Heather on the answer to that questions as well tomorrow. Any others?



YEGHIG L. KESHISHIAN
Chief External Affairs Officer
Department of City Planning
T: (213) 978-1324
200 N. Spring St., Room 532
Los Angeles, CA 90012



On Thu, Sep 13, 2018 at 6:38 PM, Zahniser, David <David.Zahniser@latimes.com> wrote:
Ok. Also, about those 105 units -- is very low income 50% of area median income? or 80%?

Dave Z

From: Yeghig Keshishian <yeghig.keshishian@lacity.org>
Sent: Thursday, September 13, 2018 6:30:17 PM

To: Zahniser, David
Subject: Re: Crossroads

We need to check the traffic mitigation study. We can get back to you tomorrow.



YEGHIG L. KESHISHIAN
Chief External Affairs Officer
Department of City Planning
T: (213) 978-1324
[200 N. Spring St., Room 532](#)
[Los Angeles, CA 90012](#)



On Thu, Sep 13, 2018 at 5:14 PM, Zahniser, David <David.Zahniser@latimes.com> wrote:

Is this before or after mitigation?

If it's before mitigation, what does the number once the mitigation measures are in place?

Dave Z

From: Yeghig Keshishian [mailto:yeghig.keshishian@lacity.org]

Sent: Thursday, September 13, 2018 2:20 PM

To: Zahniser, David

Subject: Re: Crossroads

yes.



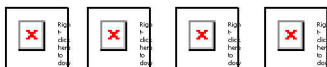
YEGHIG L. KESHISHIAN

Chief External Affairs Officer
Department of City Planning

T: (213) 978-1324

[200 N. Spring St., Room 532](#)

[Los Angeles, CA 90012](#)



[

On Thu, Sep 13, 2018 at 2:06 PM, Zahniser, David <David.Zahniser@latimes.com> wrote:

So to be clear, you guys found 13,187 additional weekday vehicle trips will be caused by the project?

From: Yeghig Keshishian [mailto:yeghig.keshishian@lacity.org]

Sent: Thursday, September 13, 2018 2:05 PM

To: Zahniser, David

Subject: Re: Crossroads

The link is provided if you open the staff report. That link takes you to the site I provided.



YEGHIG L. KESHISHIAN

Chief External Affairs Officer
Department of City Planning

T: (213) 978-1324

[200 N. Spring St., Room 532](#)

[Los Angeles, CA 90012](#)



[

On Thu, Sep 13, 2018 at 1:51 PM, Zahniser, David <David.Zahniser@latimes.com> wrote:

But was this part of the link on the agenda?

Also, so you guys agree it's 13,187 per weekday net vehicle trips?

Dave Z

From: Yeghig Keshishian [mailto:yeghig.keshishian@lacity.org]

Sent: Thursday, September 13, 2018 1:48 PM

To: Zahniser, David

Subject: Re: Crossroads

See here. I don't have reception here, so I think this should be the doc. It's online.

<https://planning.lacity.org/eir/CrossroadsHwd/Errata.pdf>



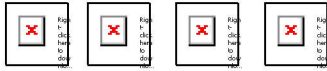
YEGHIG L. KESHISHIAN

Chief External Affairs Officer
Department of City Planning

T: (213) 978-1324

[200 N. Spring St., Room 532](#)

[Los Angeles, CA 90012](#)



[

On Thu, Sep 13, 2018 at 1:14 PM, Zahniser, David <David.Zahniser@latimes.com> wrote:

So it's 13,187?

Dave Z

From: Yeghig Keshishian [mailto:yeghig.keshishian@lacity.org]

Sent: Thursday, September 13, 2018 1:06 PM

To: Zahniser, David

Subject: Re: Crossroads

No, see attached doc. Bear in mind this is for totality of the project. We're talking about 190,000 sq. ft. of commercial use alone not to mention the residential component.



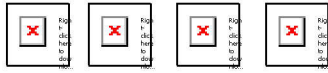
YEGHIG L. KESHISHIAN

Chief External Affairs Officer
Department of City Planning

T: (213) 978-1324

[200 N. Spring St., Room 532](#)

[Los Angeles, CA 90012](#)



[

On Thu, Sep 13, 2018 at 12:49 PM, Zahniser, David <David.Zahniser@latimes.com> wrote:

What did you find out about the 12,650 new car trips? Is that correct in the report?

Dave Z

From: Yeghig Keshishian [mailto:yeghig.keshishian@lacity.org]

Sent: Wednesday, September 12, 2018 8:58 PM

To: Zahniser, David

Subject: Re: Crossroads

No prob.



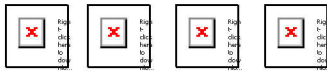
YEGHIG L. KESHISHIAN

Chief External Affairs Officer
Department of City Planning

T: (213) 978-1324

[200 N. Spring St., Room 532](#)

[Los Angeles, CA 90012](#)



[

On Wed, Sep 12, 2018 at 8:47 PM, Zahniser, David <David.Zahniser@latimes.com> wrote:

Thanks!

Sent from my iPhone

On Sep 12, 2018, at 8:39 PM, "Yeghig Keshishian" <yeghig.keshishian@lacity.org> wrote:

Hi David,

Please see below for the responses to your questions.

If the commission did not grant the developer the zone/height district change or the ZA adjustments, what is the maximum that could be built on the site? **There is no Zone or Height District Change, nor is there a ZA Adjustment. The project is built in conformance with the existing Code, and the provisions of the State's Density Bonus. Click [here](#) to access the report outlining the entitlements being requested.**

Would there be fewer housing units? If so how many? **The project proposes to build 950 dwelling units, which is below the 1,816 cap that is allowed by-right.**

Would the buildings have to be shorter? If so by how much? **Height District 2 has no height limit.**

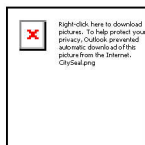
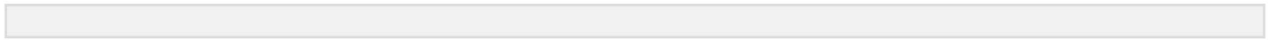
Is Caltrans opposed to this project? If not what is their position? **See link to letter below.**

Also, is there a letter from Caltrans on this project? Searching the staff document but only seeing Millennium letters. **The letter that was submitted by Caltrans during the EIR comment period is found [here](#); it is the first letter. Click [here](#) for the response letter for the Department's response to Caltrans.**

I'll be at CPC tomorrow. We can talk further then.

Thx

Y



YEGHIG L. KESHISHIAN

Chief External Affairs Officer
Department of City Planning

T: (213) 978-1324

[200 N. Spring St., Room 532](#)

[Los Angeles, CA 90012](#)



[

On Wed, Sep 12, 2018 at 5:03 PM, Zahniser, David <David.Zahniser@latimes.com> wrote:

Hello,

I have a few questions about the Crossroads project.

If the commission did not grant the developer the zone/height district change or the ZA adjustments, what is the maximum that could be built on the site?

Would there be fewer housing units? If so how many?

Would the buildings have to be shorter? If so by how much?

Is Caltrans opposed to this project? If not what is their position?

Also, is there a letter from Caltrans on this project? Searching the staff document but only seeing Millennium letters.

Thanks,

Dave Z
LAT

From: Zahniser, David [David.Zahniser@latimes.com]
Sent: Friday, September 14, 2018 4:30 PM
To: Yeghig Keshishian
Cc: lauren.alba@lacity.org
Subject: RE: Trip #s / crossroads

Thank you!

Dave Z

-----Original Message-----

From: Yeghig Keshishian [<mailto:yeghig.keshishian@lacity.org>]
Sent: Friday, September 14, 2018 4:30 PM
To: Zahniser, David
Cc: lauren.alba@lacity.org
Subject: Trip #s / crossroads

Hi David,

The daily trips pre-mitigation is 13,187: 704 AM peak, 1,088 PM peak hours.

With mitigation measures, including the transportation demand management program, these numbers drop to 11,684 daily: 618 AM peak, 959 PM peak hours.

Have a good weekend
Y

Sent from Yeghod's iPhone

From: Yeghig Keshishian [yeghig.keshishian@lacity.org]
Sent: Friday, September 14, 2018 4:30 PM
To: David Zahniser
Cc: lauren.alba@lacity.org
Subject: Trip #s / crossroads

Hi David,

The daily trips pre-mitigation is 13,187: 704 AM peak, 1,088 PM peak hours.

With mitigation measures, including the transportation demand management program, these numbers drop to 11,684 daily: 618 AM peak, 959 PM peak hours.

Have a good weekend
Y

Sent from Yeghod's iPhone

From: Jenna Monterrosa [jenna.monterrosa@lacity.org]
Sent: Tuesday, January 15, 2019 7:43 PM
To: Yeghig Keshishian
Cc: Agnes Sibal; Lauren Alba
Subject: Re: Media Inquiry: Crossroads

Sure.

Lauren, I'm waiting on them from Heather. This is expected to go to council on 1/22.

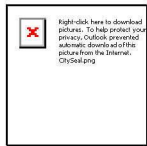
On Tue, Jan 15, 2019 at 7:17 PM Yeghig Keshishian <yeghig.keshishian@lacity.org> wrote:
Jenna,

Can you please send Lauren the revised conditions on Crossroads? Do we know when the project will be heard in Council?

Lauren,

Can you please send to Emily from the Times?

Thx
Y



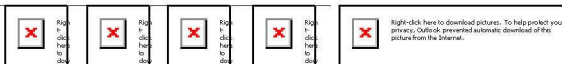
YEGHIG L. KESHISHIAN
Chief External Affairs Officer
Department of City Planning
T: (213) 978-1324
[200 N. Spring St., Room 532](#)
[Los Angeles, CA 90012](#)



[



Jenna Monterrosa
Council Liaison, External Affairs
Department of City Planning
(213) 978-1377
200 N. Spring Street, Room 532
Los Angeles, CA. 90012



From: Yeghig Keshishian [yeghig.keshishian@lacity.org]
Sent: Thursday, January 17, 2019 8:46 PM
To: Jenna Monterrosa
Cc: Lauren Alba; Agnes Sibal
Subject: Re: Media Inquiry: Crossroads

thx



YEGHIG L. KESHISHIAN
Chief External Affairs Officer
Department of City Planning
T: (213) 978-1324
200 N. Spring St., Room 532
Los Angeles, CA 90012



On Thu, Jan 17, 2019 at 5:29 PM Jenna Monterrosa <jenna.monterrosa@lacity.org> wrote:
Hello!
Conditions should be attached.



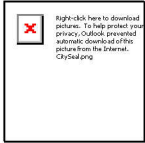
Jenna Monterrosa
Council Liaison, External Affairs
Department of City Planning
(213) 978-1377
200 N. Spring Street, Room 532
Los Angeles, CA. 90012



On Wed, Jan 16, 2019 at 9:17 AM Lauren Alba <lauren.alba@lacity.org> wrote:
Will do!

Thanks,
Lauren

On Tue, Jan 15, 2019 at 7:51 PM Yeghig Keshishian <yeghig.keshishian@lacity.org> wrote:
Thanks -- good night all!



YEGHIG L. KESHISHIAN
Chief External Affairs Officer
Department of City Planning
T: (213) 978-1324
200 N. Spring St., Room 532
Los Angeles, CA 90012



On Tue, Jan 15, 2019 at 7:43 PM Jenna Monterrosa <jenna.monterrosa@lacity.org> wrote:
Sure.

Lauren, I'm waiting on them from Heather. This is expected to go to council on 1/22.

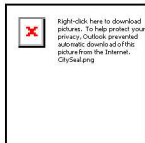
On Tue, Jan 15, 2019 at 7:17 PM Yeghig Keshishian <yeghig.keshishian@lacity.org> wrote:
Jenna,

Can you please send Lauren the revised conditions on Crossroads? Do we know when the project will be heard in Council?

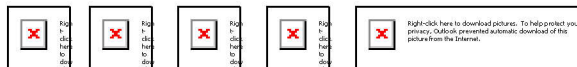
Lauren,

Can you please send to Emily from the Times?

Thx
Y

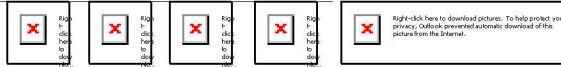


YEGHIG L. KESHISHIAN
Chief External Affairs Officer
Department of City Planning
T: (213) 978-1324
[200 N. Spring St., Room 532](#)
[Los Angeles, CA 90012](#)





Jenna Monterrosa
Council Liaison, External Affairs
Department of City Planning
(213) 978-1377
200 N. Spring Street, Room 532
Los Angeles, CA. 90012



--



Lauren Alba
Public Relations Specialist
Department of City Planning
T: (213) 978-1190 | M: (213) 326-1025
200 N. Spring St., Room 532
Los Angeles, CA 90012



From: Lauren Alba [lauren.alba@lacity.org]
Sent: Friday, January 18, 2019 9:10 AM
To: Alpert, Emily
Subject: Crossroads - Revised Conditions
Attachments: LOD_VTT_73568-1A_PLUM_1.15.pdf; CPC-2015-2025-DB-MCUP-CU-SPR DL
FINAL_PLUM_1.15.pdf

Hi Emily,

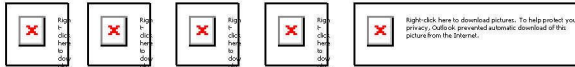
Yeg asked me to send you the revised conditions on Crossroads. See attached. Let me know if you have any questions.

Best,
Lauren

--



Lauren Alba
Public Relations Specialist
Department of City Planning
T: (213) 978-1190 | **M:** (213) 326-1025
200 N. Spring St., Room 532
Los Angeles, CA 90012



CONDITIONS OF APPROVAL

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That any fee deficit under Work Order No. E1908005 be paid.
2. That five-foot wide strips of land be dedicated along Las Palmas Avenue adjoining the tract adjoining Ground Lots No. 1 and 4 to complete 30-foot wide half public rights-of-ways including a 15-foot radius property line return at the intersection with Selma Avenue, and a 20-foot radius property line return at the intersection with Sunset Boulevard. That a minimum five-foot and maximum seven-foot wide strip of land be dedicated along Las Palmas Avenue adjoining the tract adjoining Ground Lot 2 (beginning 150-feet north of the property line at Sunset) including a 15-foot radius property line return at the intersection with Selma Avenue, and that a minimum five-foot and maximum 17-foot wide strip of land be dedicated along Las Palmas Avenue adjoining the tract (for the southerly 150 feet of Ground Lot 2) including a 20-foot radius property line return at the intersection with Sunset Boulevard. Above dedications shall be limited to a variable depth of 5 feet to 10 feet below finished sidewalk surfaces to the extent it does not negatively impact the number of parking spaces available, and limited to a 14-foot above finished sidewalks surfaces and all widths shall be limited to the new curb face below the finished sidewalk and five feet measured from the new property line above the finished sidewalk.
3. That seven-foot wide strips of land be dedicated along McCadden Place adjoining the tract to complete a 60-foot wide public right-of-way including 15-foot radius property line returns at the intersection with Selma Avenue. Above dedications shall be limited to a variable depth of 5 feet to 10 feet below finished sidewalk surfaces to the extent it does not negatively impact the number of parking spaces available, and limited to 14-foot above finished sidewalk surfaces and all widths shall be limited to seven-foot measured from the new property line.
4. That a 20-foot radius property line return be dedicated at the intersection of Highland Avenue and Selma Avenue adjoining the tract.
5. That a revised Tentative Tract map shall be submitted showing the above limited dedications for review and approval only. No revised map fee or public hearing is necessary.
6. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
7. That a set of drawings for airspace lots be submitted to the City Engineer showing the followings:
 - a. Plan view at different elevations.
 - b. Isometric views.
 - c. Elevation views.
 - d. Section cuts at all locations where air space lot boundaries change.
8. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary private easements for ingress

and egress purposes to serve proposed airspace lots to use upon the sale of the respective lots and they will maintain the private easements free and clear of obstructions and in safe conditions for use at all times.

Note: Additional public street dedication may be required by LADOT.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

9. Prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in the email dated April 23, 2018 attached to the case file for Tract No. VTT-73568.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

10. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Provide copy of building records, plot plan, and certificate of occupancy of all existing structures to remain (Ground Lot 1) to verify the last legal use and the number of parking spaces required and provided on each site.
 - b. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - c. A portion of the existing boundary of Ground Lot 1 was cut after 7/29/1962. Any lot cut done after 7/29/1962 requires a Certificate of Compliance in order to be considered a legal lot cut. Provide a copy of the Certificate of Compliance for the lot cut prior to obtaining the Zoning clearance.
 - d. Provide a copy of the Zone Change ordinance to remove the D condition prior to obtaining Zoning clearance.
 - e. Provide a copy of affidavit AFF-6664 (for Ground Lot 1), AF-93-1832045-MB and AF-93-1832044-LT (for Ground Lot 3), and AFF-10120 (for Ground Lot 5). Show compliance with all the conditions/requirements of the above affidavit(s) as applicable. Termination of above affidavit(s) may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
 - f. Provide a copy of CPC cases CPC cases CPC-2016-4927-DA, CPC-2016-1450-CPU, CPC-2015-2025-ZC-HD-MCUP-CU-ZV-SPR, and CPC-2014-669-CPU. Show compliance with all the conditions/requirements of the CPC cases as applicable.
 - g. Show all street dedication as required by Bureau of Engineering and provide

net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedications.

- h. The submitted Map does not comply with the maximum density (200 s.f. of lot area/dwelling unit) requirement of the R5 Zone as allowed for the C Zone within the Regional Center Commercial Area. Revise the Map to show compliance with the above requirement for each Ground Lot or obtain approval from the Department of City Planning.
- i. Record a Covenant and Agreement for each ground lot with air space lots (Lots 1, 2, 3, and 4) to treat the buildings and structures located in an Air Space Subdivision as if they were within a single lot.

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

The submitted Map may not comply with the number of parking spaces required by Section 12.21 A 4 (a) based on number of habitable rooms in each unit. If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning.

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

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

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

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

DEPARTMENT OF TRANSPORTATION

- 11. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line when driveway is serving less than 100 parking spaces. Reservoir space will increase to 40-feet and 60-feet when driveway

is serving more than 100 and 300 parking spaces respectively.

- b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
- c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street, Room 550. For an appointment, call (213) 482-7024.
- d. That a fee in the amount of \$205 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

- 12. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. The entrance to a Residence lobby must be within 50 feet of the desired street address curb face.
 - c. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
 - d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - e. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - f. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
 - g. 2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)
 - i. 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.

- ii. 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.
 - iii. This policy does not apply to single-family dwellings or to non-residential buildings.
- h. Entrance to the main lobby shall be located off the address side of the building.
 - i. Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
 - j. 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.
 - k. 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.
 - l. 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.
 - m. Submit plot plans indicating access road and turning area for Fire Department approval.
 - n. During demolition, the Fire Department access will remain clear and unobstructed.
 - o. Adequate public and private fire hydrants shall be required.
 - p. 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:

- i. 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.
- ii. 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.
- iii. 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.
- iv. 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.
- v. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
- q. Those plot plans 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.
- r. Standard cut-corners will be used on all turns.
- s. 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.
- t. Site plans shall include all overhead utility lines adjacent to the site.
- u. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- v. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- w. 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.

- x. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- y. 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.
- z. 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.
- aa. Recently, the Los Angeles Fire Department (LAFD) modified Fire Prevention Bureau (FPB) Requirement 10. Helicopter landing facilities are still required on all High-Rise buildings in the City. However, FPB's Requirement 10 has been revised to provide two new alternatives to a full FAA-approved helicopter landing facilities. 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.
- bb. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6509. You should advise any consultant representing you of this requirement as well.

BUREAU OF STREET LIGHTING

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

DEPARTMENT OF WATER AND POWER

- 14. Arrangements shall be made for compliance with the Los Angeles Department of Water and Power (LADWP) Water System Rules and requirements, satisfactory to the LADWP memo dated June 4, 2018. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF SANITATION

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

INFORMATION TECHNOLOGY AGENCY

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

DEPARTMENT OF RECREATION AND PARKS

17. That the Quimby fee be based on the C4-2D-SN AND C4-2D Zone. Note: since this tract case is vested, the project is not subject to the update in RAP fees per Ordinance No. 184,505.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

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

Replacement by a minimum of 24-inch box trees in the parkway and on the site of the 15 non-protected trees to be removed, and by a minimum of 48-inch box trees for the four protected trees to be removed, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Advisory Agency.

Note: Contact: Urban Forestry Division at: (213) 485-5675. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

19. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to 950 residential units, 308 hotel rooms,

and approximately 190,000 square feet of commercial/retail space, for a total of approximately 1,381,000 square feet (including Crossroads of the World and the former Hollywood Reporter Building), consistent with the C4-2D-SN and C4-2D Zones.

- b. Off-street parking for residential and commercial uses shall comply with the requirements of Case No. CPC-2015-2025-DB-MCUP-CU-SPR. In the event that Case No. CPC-2015-2025-DB-MCUP-CU-SPR is not approved, the project shall comply with the following requirements:

Provide a minimum of 2 covered off-street parking spaces per dwelling unit, plus $\frac{1}{4}$ guest parking spaces per dwelling unit. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

Commercial parking shall comply with LAMC Section 12.21-A,4.

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

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

- c. The applicant shall install an air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 11 or better in order to reduce the effects of diminished air quality on the occupants of the project.
 - a. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - b. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - c. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
 - d. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
20. Prior to the issuance of the building permit or the recordation of the final map, a copy of CPC-2015-2025-DB-MCUP-CU-SPR shall be submitted to the satisfaction of the Advisory Agency. In the event that CPC-2015-2025-DB-MCUP-CU-SPR is not approved, the subdivider shall submit a tract modification.
21. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

(i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

(ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

(iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

22. Prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 22, 23, 24 and 25 of the Tract’s approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
23. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

This Mitigation Monitoring Program (“MMP”) has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the State CEQA Guidelines requires that:

In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

The City of Los Angeles is the Lead Agency for the project and therefore is

responsible for administering and implementing the MMP. Where appropriate, the project's Draft and Final EIRs identified mitigation measures and project design features to avoid or to mitigate potential impacts identified to a level where no significant impact on the environment would occur, or impacts would be reduced to the extent feasible. This MMP is designed to monitor implementation of the project's mitigation measures as well as its project design features.

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

Enforcement Agency: The agency with the power to enforce the Mitigation Measure/Project Design Feature.

Monitoring Agency: The agency to which reports involving feasibility, compliance, implementation and development are made.

Monitoring Phase: The phase of the project during which the Mitigation Measure/Project Design Feature shall be monitored.

Monitoring Frequency: The frequency at which the Mitigation Measure/Project Design Feature shall be monitored.

Action Indicating Compliance: The action of which the Enforcement or Monitoring Agency indicates that compliance with the required Mitigation Measure/Project Design Feature has been implemented.

The project's MMP will be in place throughout all phases of the project. The project applicant will be responsible for implementing all mitigation measures and project design features unless otherwise noted. The applicant shall also be obligated to provide a certification report to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure or project design feature has been implemented. The City's existing planning, engineering, review, and inspection processes will be used as the basic foundation for the MMP procedures and will also serve to provide the documentation for the reporting program.

The certification report shall be submitted to the Major Project's Section at the Los Angeles Department of City Planning. Each report will be submitted to the Major Project's Section annually following completion/implementation of the applicable mitigation measures and project design features and shall include sufficient information and documentation (such as building or demolition permits) to reasonably determine whether the intent of the measure has been satisfied. The City, in conjunction with the applicant, shall assure that project construction and operation occurs in accordance with the MMP.

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 Mitigation Monitoring Program. 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.

24. **Mitigation Monitor (Construction).** 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 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 the mitigation measures and project design features within two business 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.

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

Aesthetics, Views, Light/Glare, and Shading

AES-PDF-1: Temporary construction fencing will be placed along the periphery of the Project Site to screen construction activity from view at the street level.

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 will 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-offs

AES-PDF-3: Outdoor lighting will be shielded such that the light source cannot be seen from adjacent residential properties, the public right-of-way, or from the above. However, construction lighting shall not be so limited as to compromise the safety of construction workers.

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-4: New on-site utilities that may be required to serve the Project will be installed underground.

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

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

Monitoring Phase: Pre-construction; 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

AES-PDF-5: Mechanical, electrical, and roof top equipment (including Heating, Ventilation, and Air Conditioning [HVAC] systems), as well as building appurtenances, will be integrated into the Project's architectural design (e.g., placed behind parapet walls) and be screened from view from public rights-of-way.

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 Project plan check; once during field inspection

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

AES-PDF-6: Trash areas associated with the proposed buildings will be enclosed or otherwise screened from view from public rights-of-way during Project operation.

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 Project plan check; once during field inspection

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

AES-PDF-7: Design elements will be incorporated to limit the direct view of the light source surface for all exterior light fixtures and to ensure that the light source cannot be seen from adjacent residential properties, the public right-of-way, or from above. Such design elements will include one or more of the following: use of light fixtures that comply with the ratings specified in CALGreen Table 5.106B; use of light fixtures with a focused output where the output angles greater than 20 degrees from beam centerline do not exceed 500 candelas; glare shields and louvers attached to the front face of the light fixture; and/or architectural screens to conceal the direct view of the LED light fixtures the center of adjacent streets at the Project Site boundary to the north, south, east, and west.

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

AES-PDF-8: Glass used in building façades will 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.

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

AES-PDF-9: All Project illuminated signs will not exceed 600 candelas per square meter from one hour before sunset to one hour after sunrise, with the exception of Project illuminated signs adjacent to and facing Selma Avenue, which will not exceed 150 candelas per square meter from one hour before sunset to one hour after sunrise. At Plan check, building plans will include documentation prepared by a lighting consultant verifying compliance with this measure.

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-MM-1: All construction equipment shall be properly tuned and maintained in accordance with the manufacturer's specifications. The contractor shall keep documentation on-site demonstrating that the equipment has been maintained in accordance with the manufacturer's specifications.

Enforcement Agency: South Coast Air Quality Management District

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 during field inspection

Action Indicating Compliance: Field inspection sign-off

AIR-MM-2: 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 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: Periodically during construction

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

AIR-MM-3: Construction activities shall be discontinued during second-stage smog alerts. A record of any second-stage smog alerts and of discontinued construction activities as applicable shall be maintained by the Contractor on-site.

Enforcement Agency: South Coast Air Quality Management District

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 during every second-stage smog alert

Action Indicating Compliance: Field inspection sign-off

AIR-MM-4: Construction activity shall utilize electricity from power poles or solar power, rather than diesel power generators and/or gasoline power generators. If stationary construction equipment, such as diesel- or gasoline-powered generators, must be operated

continuously, such equipment shall be located at least 100 feet from sensitive land uses (e.g., residences, schools, childcare centers, hospitals, parks, or similar 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: Periodically during construction

Action Indicating Compliance: Field inspection sign-off

AIR-MM-5: During plan check, the Project representative shall make available to the lead agency and SCAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the grading/excavation/export phase. The inventory shall include the horsepower rating, engine production year, and certification of the specified Tier standard. A copy of each such unit's certified tier specification, BACT documentation, and CARB or AQMD operating permit shall be provided on-site at the time of mobilization of each applicable unit of equipment to allow the Construction Monitor to compare the on-site equipment with the inventory and certified Tier specification and operating permit.

Off-road diesel-powered equipment that will be used an aggregate of 40 or more hours during any portion of the construction activities associated with grading/excavation/export phase shall meet Tier 4 standards to the extent such equipment is commercially available, but if such equipment meeting Tier 4 standards is not commercially available, then such equipment shall meet Tier 3 standards. Furthermore, where equipment meeting Tier 4 standards is not commercially available, substantial evidence of that fact shall be provided to the City. Construction contractors supplying heavy duty diesel equipment greater than 50 horsepower shall be encouraged to apply for AQMD SOON funds. Information including the AQMD website shall be provided to each contractor which uses heavy duty diesel for on-site construction activities.

Enforcement Agency: South Coast Air Quality Management District

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; once during field inspection

Action Indicating Compliance: Field inspection sign-off

AIR-MM-6: During construction, the Project shall give preference to contractors for soil import/export that have haul trucks meeting EPA Model Year 2007/2010 NO_x emissions levels when such trucks are reasonably available.

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

Greenhouse Gas Emissions

GHG-PDF-1: The design of the new buildings will incorporate features to be capable of achieving at least Silver certification under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED)-CS® or LEED-NC® Rating System as of January 1, 2011. Specific sustainability features that are integrated into the Project design to enable the Project to achieve LEED® Silver certification will include the following:

- Exceeding Title 24, Part 6, California Energy Code baseline standard requirements by 15 percent for energy efficiency, based on the 2016 Building Energy Efficiency Standards requirements.
- Use of Energy Star-labeled products and appliances.
- Use of light-emitting diode (LED) lighting or other energy-efficient lighting technologies, such as occupancy sensors or daylight harvesting and dimming controls, where appropriate, to reduce electricity use.
- Reduce indoor water use by a minimum of 35 percent from the calculated baseline, as required for LEED® Silver certification, by installing water fixtures that exceed applicable standards.

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; once during field inspection

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

GHG-PDF-2: The residential units within the Project will not include the use of fireplaces.

Enforcement Agency: South Coast Air Quality Management District

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; once during field inspection

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

GHG-PDF-3: The Project will provide a minimum of 135 kilowatts of photovoltaic panels on the Project Site, unless additional kilowatts of photovoltaic panels become feasible due to additional area being added to the Project Site.

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 Project plan check; once during field inspection

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

GHG-PDF-4: At least twenty (20) percent of the total code-required parking spaces provided for all types of parking facilities will be capable of supporting future electric vehicle supply equipment (EVSE). Plans will 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 will be based upon Level 2 or greater EVSE at its maximum operating capacity. Only raceways and related components are required to be installed at the time of construction. When the application of the 20 percent results in a fractional space, round up to the next whole number. A label stating "EV CAPABLE" will be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point. In addition, 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 Project plan check; once during field inspection

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

GHG-PDF-5: No later than six (6) months after the issuance of a Temporary Certificate of Occupancy for the Project, but prior to the issuance of the final Certificate of Occupancy for any building in the Project, the Project Applicant will provide to the lead agency, the City of Los Angeles, a calculation of the net additional emissions resulting from the construction of the Project (the "Construction Emissions"), to be calculated in accordance with the methodology agreed upon by the California Air Resources Board (CARB) in connection with the AB 900 certification of the Project (the "Agreed Methodology"). The Project Applicant will provide courtesy copies of the calculations to the CARB and the Governor's Office promptly following transmittal of the calculations to the City of Los Angeles. The Project Applicant will enter into one or more contracts to purchase voluntary carbon credits from a qualified GHG emissions broker in an amount sufficient to offset the Construction Emissions. The Project Applicant will provide courtesy copies of any such contracts to the CARB and the Governor's Office promptly following the execution of such contracts.

Enforcement Agency: City of Los Angeles Department of City Planning, California Air Resources Board, Governor's Office of Planning and Research

Monitoring Agency: City of Los Angeles Department of City Planning

Monitoring Phase: Prior to occupancy

Monitoring Frequency: Once prior to occupancy

Action Indicating Compliance: Submittal of compliance documentation to City of Los Angeles Department of City Planning

GHG-PDF-6: Prior to issuance of any Certificate of Occupancy for any building in the Project, the Project Applicant or its successor will enter into one or more contracts to purchase carbon credits from a qualified GHG

emissions broker (to be selected from an accredited registry), which contract, together with any previous contracts for the purchase of carbon credits, will evidence the purchase of carbon credits in an amount sufficient to offset the Operational Emissions attributable to such building in the Project, as well as all previously constructed buildings in the Project and will be calculated on a net present value basis for a 30-year useful life.

Enforcement Agency: City of Los Angeles Department of City Planning, California Air Resources Board

Monitoring Agency: City of Los Angeles Department of City Planning

Monitoring Phase: Prior to occupancy

Monitoring Frequency: Once prior to occupancy

Action Indicating Compliance: Submittal of compliance documentation to City of Los Angeles Department of City Planning and subsequent issuance of Certificate of Occupancy

GHG-PDF-7: Prior to execution of the contract(s), the Project Applicant and its consultant will calculate the Operational Emissions, in accordance with the methodology described in the Project Applicant's "Application for Environmental Leadership Development Project," specifically the "Greenhouse Gas Emissions Methodology and Documentation" prepared by Eystone Environmental.

Enforcement Agency: City of Los Angeles Department of City Planning, California Air Resources Board

Monitoring Agency: City of Los Angeles Department of City Planning

Monitoring Phase: Prior to occupancy

Monitoring Frequency: Once prior to occupancy

Action Indicating Compliance: Submittal of compliance documentation to City of Los Angeles Department of City Planning

GHG-PDF-8: Once the City has had an opportunity to review and approve the methodology and associated calculations, the Project Applicant will provide copies of the calculation methodology to the California Air Resources Board (CARB) and Governor's Office of Planning and Research (OPR), which is then subject to a determination signed by the Executive Officer of CARB pursuant to the procedures set forth in Section 6 of OPR's Guidelines. If the Applicant has complied with all other requirements for issuance of a Certificate of Occupancy, the City will issue a Certificate of Occupancy upon receipt of the following: (1) a fully executed copy of the carbon offset purchase agreement(s); (2) a final CARB Determination that the Project will not result in any net additional GHG emissions; and (3) a copy of OPR's Certification Letter for the Project.

Enforcement Agency: City of Los Angeles Department of City Planning, California Air Resources Board, Governor's Office of Planning and Research

Monitoring Agency: City of Los Angeles Department of City Planning

Monitoring Phase: Prior to occupancy

Monitoring Frequency: Once prior to occupancy

Action Indicating Compliance: Submittal of compliance documentation to City of Los Angeles Department of City Planning and subsequent issuance of Certificate of Occupancy

Cultural Resources

CUL-MM-1: The existing condition of the Crossroads of the World property shall be documented in accordance with Historic American Building Survey (HABS) guidelines and standards. Documentation shall include historic narrative, existing drawings and plans, and photographs of the property.

Enforcement Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at Project plan check

Action Indicating Compliance: Submittal of compliance documentation to City of Los Angeles Department of City Planning and subsequent issuance of applicable building permit

CUL-MM-2: [As part of the Refined Project, the Early American Building will be retained in its existing condition. As such, this mitigation measure regarding relocation is no longer applicable and has been removed.]

CUL-MM-3: The connection of the proposed Building C1 to the Crossroads of the World "Early American Building," the Crossroads of the World "French Building," and the Bullinger Building shall be designed and completed in accordance with the Secretary of the Interior's Standards and Guidelines for Rehabilitation. The final design will require the approval of the Planning Department Office of Historic Resources.

Enforcement Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at Project plan check

Action Indicating Compliance: Plan approval and issuance of applicable building permit

CUL-MM-4: The Crossroads of the World property shall be rehabilitated in accordance with the Secretary of the Interior's Standards and Guidelines for Rehabilitation. The final design will require the approval of the Planning Department Office of Historic Resources.

Enforcement Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at Project plan check

Action Indicating Compliance: Plan approval and issuance of applicable building permit

CUL-MM-5: The Project shall include an interpretive program located on the Crossroads of the World property which informs the public about the history and of the Crossroads of the World property.

Enforcement Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Phase: Post-construction

Monitoring Frequency: Annually

Action Indicating Compliance: Submittal of compliance documentation to City of Los Angeles Department of City Planning

CUL-MM-6: The Project design team shall consult with a preservation architect or other qualified professional to ensure that Building C1, Building C2, Building C3, Building D1, and Building E1 are designed and constructed in accordance with the Secretary of the Interior's Standards for Rehabilitation to ensure that the proposed new construction would protect the historic integrity of the Crossroads of the World property and adjacent historic resources, including the Bullinger Building, the First Baptist Church and the 1932 Art Deco office building at 1618 Las Palmas Avenue. The final design will require the approval of the Planning Department Office of Historic Resources.

Enforcement Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at Project plan check

Action Indicating Compliance: Plan approval and issuance of applicable building permit

CUL-MM-7: The Project shall include a shoring plan to ensure the protection of adjacent historic resources, including, but not limited to, Crossroads of the World, the Bullinger Building, the First Baptist Church, and the 1932 Art Deco office building at 1618 Las Palmas Avenue, from damage during construction due to underground excavation, vibration, and general construction procedures and to reduce the possibility of damage from vibration and settlement due to the removal of adjacent soil.

Enforcement Agency: City of Los Angeles Department of City Planning, Office of Historic Resources; City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Phase: Pre-construction

Monitoring Frequency: Once per applicable building, at Project plan check

Action Indicating Compliance: Plan approval and issuance of applicable building permit

CUL-MM-8: A Historic Structure Report (HSR) shall be developed for the Crossroads of the World property to document its historic significance, identify character-defining features, and establish treatments for its continued preservation. The HSR shall be developed in accordance with *Preservation Brief 43, The Preparation and Use of Historic Structure Reports* available from the National Park Service.

Enforcement Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at Project plan check

Action Indicating Compliance: Plan approval and issuance of applicable building permit

CUL-MM-9: The existing condition of the former Hollywood Reporter Building and the Bullinger Building shall be documented in accordance with Historic American Building Survey (HABS) guidelines and standards. Documentation shall include historic narrative, existing drawings and plans, and photographs of the property.

Enforcement Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at Project plan check

Action Indicating Compliance: Plan approval and issuance of applicable building permit

CUL-MM-10: Planning and implementation of the rehabilitation and adaptive reuse of the former Hollywood Reporter Building and the Bullinger Building shall include consultation with a preservation architect or other qualified professional who meets the Secretary of the Interior's Professional Qualifications Standards for Historic Architecture to ensure minimal loss of original materials and character-defining features.

Enforcement Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at Project plan check

Action Indicating Compliance: Plan approval and issuance of applicable building permit

CUL-MM-11: Rehabilitation of the former Hollywood Reporter Building and the Bullinger Building shall be designed and completed in accordance with the Secretary of the Interior's Standards and Guidelines for Rehabilitation. The final rehabilitation shall require the approval of the Planning Department Office of Historic Resources.

Enforcement Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at Project plan check

Action Indicating Compliance: Plan approval and issuance of applicable building permit

CUL-MM-12: Rehabilitation of the former Hollywood Reporter Building and the Bullinger Building shall include an interpretive program written by a professional who meets the Secretary of the Interior's Professional Qualifications Standards for Historic Architecture, which informs the public about the history and original uses of the building.

Enforcement Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Phase: Post-construction

Monitoring Frequency: Annually

Action Indicating Compliance: Submittal of compliance documentation to City of Los Angeles Department of City Planning

CUL-MM-13: A Historic Structure Report (HSR) shall be written for the former Hollywood Reporter Building and the Bullinger Building to document the historic significance, identify character-defining features, and establish treatments for continued preservation of the Buildings. The HSR shall be developed in accordance with Preservation Brief 43, The Preparation and Use of Historic Structure Reports available from the National Park Service.

Enforcement Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at Project plan check

Action Indicating Compliance: Plan approval and issuance of applicable building permit

CUL-MM-14: Prior to their demolition, the 1910 Craftsman house at 1542 McCadden Place, the 1907 vernacular house at 1547 McCadden Place, the 1912 Craftsman style duplex at 1606–08 Las Palmas Avenue, and the complex of three courtyard apartments at 6700–6718 Selma Avenue and 1535–1555 Las Palmas Avenue shall be documented in accordance with Historic American Building Survey (HABS) guidelines and standards.

Enforcement Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Phase: Pre-construction

Monitoring Frequency: Once prior to demolition

Action Indicating Compliance: Submittal of compliance documentation to City of Los Angeles Department of City Planning and subsequent issuance of applicable building permit

CUL-MM-15: Prior to the issuance of any demolition permits for historical resources located on the Project Site, the Applicant shall offer the historical buildings for potential relocation and rehabilitation, at a cost of \$1 (one dollar) each to any qualified party capable of relocating and rehabilitating the building(s) in conformance with the

Secretary of the Interior's Standards for Rehabilitation. The Applicant shall advertise the buildings' availability for relocation and rehabilitation for a period of not less than thirty (30) days in the print and electronic editions of the Los Angeles Times, on at least two historic preservation web sites, such as "Historic Properties for Sale" (National Trust for Historic Preservation, historicrealestate.preservationnation.org) or HistoricForSale (historicforsale.com), and on the properties themselves. If a relocating party is identified the following conditions shall be placed in the purchase and sale agreement for the particular building or structure: (1) The relocating party shall relocate and rehabilitate the building(s) in conformance with the Secretary of the Interior's Standards; (2) The relocating party shall prepare, in conjunction with a qualified Historic Architect who meets the Secretary of the Interior's Professional Qualifications Standards for Historic Architecture, a "Relocation and Rehabilitation Plan" that shall be reviewed and approved by the City of Los Angeles Office of Historic Resources prior to relocation; (3) The relocating party shall make every effort to relocate the historic building(s) to a new site or sites with similar orientation and setting to the original site(s); and (4) The Applicant and relocating party shall ensure that a plaque describing the building's historical significance, original location, and the date of the move shall be placed in a visible location on each relocated building. The purchase and sale agreement shall include a provision authorizing the City to monitor and enforce each of the above four (4) conditions against the Applicant and relocating party. All relocation and rehabilitation expenses, including land acquisition, shall be the responsibility of the relocating party.

Relocation efforts shall be documented in a written summary accompanied by copies of advertisements and notices, evidence of publication of such notices, and an explanation of the results of the relocation efforts. The Applicant shall submit this documentation to the City of Los Angeles Office of Historic Resources prior to the issuance of any demolition permits.

Enforcement Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Phase: Pre-construction

Monitoring Frequency: Once prior to demolition

Action Indicating Compliance: Submittal of compliance documentation to City of Los Angeles Department of City Planning and subsequent issuance of demolition permit

CUL-MM-16: If, after 15 (fifteen) days from the end of the 30-day relocation notification period, no qualified party has expressed interest in relocating and rehabilitating any of the historical resources on the

Project Site that are slated for demolition, prior to the issuance of any demolition permit, the Applicant shall offer selected materials and features for salvage, including windows, doors, hardware, siding, bricks, plumbing fixtures, and lighting fixtures. The Applicant shall advertise the salvage availability for a period of not less than thirty (30) days in the print and electronic editions of the Los Angeles Times, on at least two historic preservation web sites, such as "Historic Properties for Sale" (National Trust for Historic Preservation, historicrealestate.preservationnation.org) or HistoricForSale (historicforsale.com), and on the properties themselves. Salvage efforts shall be undertaken by the Applicant on behalf of interested parties. At the end of the 30-day salvage notification period, unclaimed materials and features shall be offered as a donation to a local non-profit organization, such as Habitat for Humanity, for re-use or sale.

Salvage efforts shall be documented in a written summary accompanied by copies of advertisements and notices, evidence of publication of such notices, and an explanation of the results of the salvage efforts. The Applicant shall submit this documentation to the City of Los Angeles Office of Historic Resources prior to the issuance of any demolition permits.

Enforcement Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Agency: City of Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Phase: Pre-construction

Monitoring Frequency: Once prior to demolition

Action Indicating Compliance: Submittal of compliance documentation to City of Los Angeles Department of City Planning and subsequent issuance of demolition permit

CUL-MM-17: 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 paleontologist shall temporarily divert or redirect grading and excavation activities in the area of the exposed material 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.

Enforcement Agency: Los Angeles Department of Building and Safety

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

Monitoring Phase: Construction

Monitoring Frequency: To be determined by consultation with paleontologist

Action Indicating Compliance: Submittal of compliance documentation prepared by qualified paleontologist

Hazards and Hazardous Materials

HAZ-PDF-1: A sub-slab soil gas sample will be obtained from beneath the footprint of the portion of Development Parcel C, where concentrations of PCEs were detected, to verify the PCE concentrations are below applicable standards.

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 associated with Development Parcel C

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

Action Indicating Compliance: Plan approval and issuance of applicable grading permit

Noise

NOI-PDF-1: 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 during field inspection

Action Indicating Compliance: Field inspection sign-off

NOI-PDF-2: Project construction will not include the use of driven (impact) pile systems.

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-PDF-3: All outdoor mounted mechanical equipment will be enclosed or screened from off-site noise-sensitive receptors.¹

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: Pre-construction; 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

NOI-PDF-4: Outdoor amplified sound systems (e.g., speaker and stereo systems, amplification systems, or other sound-producing devices) will be designed so as not to exceed the maximum noise level of 90 dBA (Leq-1hr) at a distance of 25 feet from the amplified sound systems at the Building A1 main pool deck, 95 dBA (Leq-1hr) at the Building A1 roof deck lounge and pool, and roof deck, and 80 dBA (Leq-1hr) at a distance of 15 feet for the amplified sound systems at the Parcel B (Paseo West and outdoor courtyard between Buildings B3 and B5) and Parcel C (Paseo East and Crossroads outdoor courtyards). In addition, an 8-foot and 6-foot high glass wall will be provided at the Building A1 Main Pool Deck and Roof Deck, respectively. A noise consultant will provide written documentation that the design of the system complies with these noise levels.

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

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.

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

Monitoring Phase: Post-construction

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

Action Indicating Compliance: Plan approval and field inspection sign-off and submittal of compliance report from noise consultant

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

Along the western property line of the Project Site (Development Parcels A, B, and D) between the construction areas and existing Hollywood High School located on the west side of Highland Avenue, the residential use located on McCadden Place, and Egyptian Theater located on the west side of Las Palmas Avenue. The temporary sound barrier shall be designed to provide a minimum 13-dBA (for Hollywood High School) and a minimum 15-dBA (for the residential use on McCadden Place) noise reduction at ground level of the adjacent noise-sensitive receptors.

Along the northern property line of the Project Site (Development Parcels A, B, C, and E) between the construction areas and existing residential use located on Selma Avenue, Hollywood High School to the west, Egyptian Theater to the north, and Larchmont Charter School West Facility and Selma Avenue Elementary School to the northeast. The temporary sound barrier shall be designed to provide a minimum 15-dBA noise reduction at ground level of the adjacent noise-sensitive receptors.

Along the southern property line of the Project Site (Development Parcels A, B, C, and E) between the construction area and residential use south of Development Parcel A and the motels on the south side of Sunset Boulevard, as well as the Blessed Sacrament Church and School to the south and east of Development Parcel E. The temporary sound barrier shall be designed to provide a minimum 15-dBA noise reduction at ground level.

Along the eastern property line of the Project Site between the construction area and the Blessed Sacrament Church east of Development Parcels C and E. The temporary sound barrier shall be designed to provide a minimum 15-dBA noise reduction at ground level.

Along the eastern property line of the Project Site (Development Parcel D) between the construction area and the residential use east (i.e., 1605 North Cherokee Avenue) of Development Parcel D. The temporary sound barrier shall be designed to provide a

minimum 15-dBA noise reduction at the ground level of the noise sensitive receptor.

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 during field inspection

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

NOI-MM--2: Prior to start of construction, the Applicant shall retain the services of a structural engineer or a qualified professional to visit the on-site historic buildings (Crossroads of the World, Hollywood Reporter Building, Bullinger Building) and at adjacent off-site buildings to the south (single- and two-story commercial buildings on Highland Avenue and McCadden Place), north (First Baptist Church), and east (Blessed Sacrament Church) of the Project Site to inspect and document the apparent physical condition of the buildings' readily-visible features.

The Project Applicant shall retain the services of a qualified acoustical engineer to review proposed construction equipment and develop and implement a vibration monitoring system capable of documenting the construction-related ground vibration levels at the on-site and off-site historic buildings and the off-site commercial buildings during the Project site demolition and excavation, where heavy construction (e.g., large bulldozer and drill rig) would be operating within 20 feet of the affected buildings:

a) The vibration monitoring system shall measure and continuously store the peak particle velocity (PPV) in inch/second. Vibration data shall be stored on a one-second interval. The system shall also be programmed for two preset velocity levels: a warning level of 0.10 inch/second (PPV) for the on-site and off-site historic buildings and 0.15 inch/second (PPV) for the off-site buildings and a regulatory level of 0.12 inch/second (PPV) for the on-site and off-site historic buildings and 0.20 inch/second (PPV) for the off-site buildings. The system shall also provide real-time alert when the vibration levels exceed the two preset levels.

b) In the event the warning level (0.10 inch/second (PPV) for the on-site and off-site historic buildings and 0.15 inch/second (PPV) for the off-site buildings) 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.

c) In the event the regulatory level (0.12 inch/second (PPV) for the on-site and off-site historic buildings and 0.20 inch/second (PPV) for the off-site buildings) is triggered, the contractor shall halt the construction activities in the vicinity of the building and have the structural engineer or a qualified professional 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.

d) In the event damage occurs to the historic buildings (finish materials) due to construction vibration, such materials shall be repaired and, if warranted, in a manner that meets the Secretary of the Interior's Standards.

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: Pre-construction; construction

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

Action Indicating Compliance: Plan approval and issuance of applicable building permit; submittal of compliance report from noise consultant

NOI-MM-3: A 12-foot-high noise barrier wall shall be erected at the Project's eastern boundary (between the Crossroads of the World buildings along the eastern boundary and the Blessed Sacrament Church boundary). The noise barrier shall provide a minimum 5-dBA reduction at the Blessed Sacrament Church east of the Project Site. At plan check, building plans shall include documentation prepared by a noise consultant verifying compliance with this measure.

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 during field inspection

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

NOI-MM-4: The ground level of the parking structure within Development Parcel E shall incorporate a minimum 3-foot-tall solid wall providing a minimum 3-dBA noise reduction. In addition, non-squeal paving finishes (i.e., paving finishes that are not smooth, often referred to

as “broom finishes”) shall be used within the proposed Project’s new parking structure.

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 during field inspection

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

Public Services—Police Protection

PS-PDF-1: During construction, the Project Applicant will implement temporary security measures, including security barriers and 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, secure construction equipment, and minimize trespassing, vandalism, short-cut attractions, and attractive nuisances. Regular daily and multiple security patrols during non-construction hours (e.g., nighttime hours, weekends, and holidays) will also be provided to minimize trespassing, vandalism, and short-cut and other attractions. During construction activities, the Contractor will document the security measures; and the documentation will 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: Once during field inspection

Action Indicating Compliance: Field inspection sign-off

PS-PDF-2: During operation, the Project will incorporate a 24-hour/seven-day security program to ensure the safety of its residents and site visitors. The Project’s security will include, but not be limited to, the following design features:

Installing and utilizing a 24-hour security camera network throughout the underground parking structures, the elevators, the common and amenity spaces, the lobby areas, and the rooftop and ground level outdoor open spaces. All security camera footage shall be maintained for at least 30 days, and such footage shall be provided to the LAPD, as needed;

Maintaining staff on-site, including at the lobby concierge desk and within the car valet areas. Designated staffers shall be dedicated to monitoring the Project's security cameras and directing staff to locations where any suspicious activity is viewed;

Controlling access to all building elevators, hotel rooms, residences, and resident-only common areas through an electronic key fob specific to each user;

Training staff on security policies for the Project's buildings. Duties of the security personnel would include, but not be limited to, assisting residents and visitors with site access, monitoring entrances and exits of buildings, managing and monitoring fire/life/safety systems, and patrolling the property; and

Maintaining unrestricted access to commercial/restaurant uses during business hours, with public access (except for authorized persons) prohibited after the businesses have closed.

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; City of Los Angeles Department of City Planning

Monitoring Phase: Operation

Monitoring Frequency: Annually

Action Indicating Compliance: Documentation of private on-site security in compliance report

PS-PDF-3: Prior to the issuance of a building permit, the Project Applicant will consult with the Los Angeles Police Department's Crime Prevention Unit regarding the incorporation of crime prevention features appropriate for the design of the Project, such as the following:

Secure access points would be limited and located in areas of high visibilities;

Hallways and corridors would be uninterrupted and with no dark corners, as possible;

Outdoor areas would be visible from windows which allows for natural surveillance;

Clear transitional zones would be provided between public, semi-public and private spaces; and

Interior and exterior spaces would be well-lit with proper signage to direct flow of people and decrease opportunities for crime.

The Applicant shall implement the features identified during the consultation with the Los Angeles Police Department.

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

Monitoring Agency: City of Los Angeles Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once prior to the issuance of applicable building permit

Action Indicating Compliance: Submittal of compliance documentation to City of Los Angeles Department of City Planning. Issuance of building permits.

PS-PDF-4: Prior to the issuance of a Certificate of Occupancy, the Project Applicant will submit a diagram of the Project Site to the Los Angeles Police Department West Bureau Commanding Officer that includes access routes and any additional information requested by the Los Angeles Police Department as necessary to facilitate police response.

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

Monitoring Agency: City of Los Angeles Department of City Planning

Monitoring Phase: Post-construction

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

Action Indicating Compliance: Submittal of compliance documentation and subsequent issuance of Certificate of Occupancy

Public Services—Fire Protection

PS-PDF-5: Automatic fire sprinkler systems will be installed in all new non-high-rise buildings (i.e., Buildings B2, B4, C1, C2, C3, and D1).

Enforcement Agency: Los Angeles Fire Department

Monitoring Agency: Los Angeles Fire Department

Monitoring Phase: Pre-construction; 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

Traffic, Access, and Parking

TRA-PDF-1: Construction Management Plan—Prior to the start of construction, the Project Applicant will prepare a Construction Management Plan and submit it to the Los Angeles Department of Transportation for review and approval. The Construction Management Plan will be

based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site, and will include, but not be limited to, the following elements, as appropriate:

- Advanced notification of adjacent property owners and occupants, as well as nearby schools, of upcoming construction activities, including durations and daily hours of construction. Prohibition of construction-related vehicles, including construction worker parking, on adjacent residential streets or adjacent to a school property.
- Temporary pedestrian and vehicular traffic controls during all construction activities adjacent to Selma Avenue, Sunset Boulevard, Highland Avenue, and McCadden Place to ensure traffic safety on public rights-of-way. These controls will include, but are not limited to, flag people trained in pedestrian and student safety. 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 activities to reduce the effect on traffic flow on surrounding arterial streets.
- Prohibition of staging or construction-related vehicles' parking, including worker-transport vehicles, on surrounding public streets or adjacent to a school property.
- Maintenance of safe and convenient routes for pedestrians, bicyclists, students, and school buses through such measures as alternate routing and protection barriers as appropriate, including along all identified LAUSD pedestrian routes to nearby schools.
- Scheduling of construction-related deliveries, haul trips, etc., so as to: (1) occur outside the commuter peak hours to the extent feasible; and (2) not impede school drop-off and pick-up activities and students using LAUSD's identified pedestrian routes to nearby schools.

Coordination with LAUSD site administrators and/or designated representatives to ensure that effective measures are employed to reduce construction-related effects to air quality, noise, existing pedestrian and school bus routes, and school drop off/pick up areas on the proximate LAUSD facilities.

- Coordination with public transit agencies to provide advanced notifications of stop relocations and durations.

- Advanced notification of temporary parking removals and duration of removals.
- Provision of detour plans to address temporary road closures during construction.

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 prior to issuance of grading or building permit; once during field inspection

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

TRA-MM-1: Transportation Demand Management (TDM) Program—The Project Applicant shall prepare and implement a TDM Program that includes strategies to promote non-auto travel and reduce the use of single-occupant vehicle trips. The TDM Program shall include design features, transportation services, education programs, and incentive programs intended to reduce the impact of traffic at the Project Site. The TDM Program shall be subject to review and approval by the Department of City Planning and LADOT. The TDM Program shall include, but are not limited to, the following strategies:

- Transportation Information Center, educational programs, kiosks and/or other measures;
- Provide a Transportation Management Office (TMO) with a TDM coordinator;
- Promotion and support of carpools and rideshare;
- Bicycle amenities, such as racks, showers, etc.;
- Guaranteed ride home program for employees;
- Flexible or alternative work schedules;
- Incentives for using alternative travel modes;
- Parking incentives and administrative support for formation of carpools/vanpools;
- Participate as a member in the future Hollywood Transportation Management Organization (TMO), when operational; and

- Bicycle improvements in the vicinity of the Project using a one-time fixed fee contribution of \$200,000 to be deposited into the City's Bicycle Plan Trust Fund.
- Space on-site for a future bicycle hub (requires coordination with LADOT to assess location for potential integration in a City bike-share program and to determine actual space requirements); and
- Execute a Covenant and Agreement to ensure that the TDM program will be maintained.

Enforcement Agency: City of Los Angeles Department of Transportation

Monitoring Agency: City of Los Angeles Department of Transportation

Monitoring Phase: Construction

Monitoring Frequency: Once prior to issuance of applicable 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

TRA-MM-2: Transit System Improvements—The Project shall implement Transit System Improvements to improve existing transit services in the Project area through the establishment and contribution of a fixed fee of \$1,330,864 to a trust fund to be administered by LADOT. Transit system improvements would be focused along the Hollywood Boulevard and Santa Monica Boulevard corridors, and LADOT's Transit Section proposes \$865,386 to purchase one 35-foot zero emissions bus for the DASH Hollywood route, \$100,000 of maintenance cost expenses for three years, \$262,800 of driver salary expenses for three years, and \$102,678 of fuel expenses for three years.

In accordance with the Project's transportation mitigation plan, prior to the issuance of any building permit and completed prior to the issuance of any certificate of occupancy, LADOT must receive the total transit system improvement funds from the Project Applicant.

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 and subsequent issuance of building permit

TRA-MM-3: Transportation Systems Management (TSM) Improvements—The Project shall contribute up to \$200,000 toward TSM improvements within the Hollywood-Wilshire District to replace existing Multi-Mode video fiber/fiber optic cables with approximately 30,000 feet of high-capacity Single-mode data cables in existing conduits and upgrade eight closed-circuit television (CCTV) cameras/equipment in the Hollywood area. The new cables would be installed from an ATSAC hub located at Wilcox Avenue & De Longpre Avenue to Franklin Avenue/Highland Avenue, to Hollywood Boulevard/Highland Avenue, to the Hollywood Bowl/Highland Avenue and to Hollywood Boulevard/Vine Street. These cables would provide the network capacity for additional (CCTV) cameras to real-time video monitoring of intersection, corridor, transit, and pedestrian operations in Hollywood. These video fiber/fiber optic upgrades will be implemented either by the Applicant through the B-Permit process of the Bureau of Engineering, or through payment of a one-time fixed fee of \$200,000 to LADOT to fund the cost of the upgrades. If the upgrades are implemented by the Applicant through the B-Permit process, then these video fiber/fiber optic improvements must be guaranteed prior to the issuance of any building permit and completed prior to the issuance of any certificate of occupancy.

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 applicable 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

The following mitigation measure is applicable to the Original Project as described in the Draft EIR and does not apply to the Project. Should the Project be approved, Mitigation Measure TRA-MM-5, below, would instead be implemented:

TRA-MM-4: Physical Improvements at Las Palmas Avenue and Sunset Boulevard for the Original Project—Physical improvements shall include widening and restriping along Sunset Boulevard to provide an exclusive westbound right-turn lane. This improvement would

extend beyond the existing right-of-way and would require widening along the Project frontage, in addition to the removal of up to six on-street metered parking spaces on the north side of Sunset Boulevard between Las Palmas Avenue and Highland Avenue resulting from the realignment of Las Palmas Avenue.

In the event the above improvements do not receive the required approval by LADOT, a substitute mitigation measure of the Project's contribution to and participation in the Hollywood Transportation Management Organization (TMO) would equally mitigate the significant impact at the intersection of Las Palmas Avenue and Sunset Boulevard under the Original Project. The Hollywood TMO would have a much wider reach than the Project's local TDM program (Mitigation Measure TRA-MM-1) and can result in much greater trip reduction benefits. Through the promotion of alternative modes of transportation, the Hollywood TMO would lead to as much as a 10-percent reduction in vehicular traffic for trips originating or ending within the Hollywood TMO area.

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: Issuance of Certificate of Occupancy

Mitigation Measure TRA-MM-5 is applicable to the Modified Project. Should the Original Project be approved, Mitigation Measure TRA-MM-4 above, would instead be implemented:

TRA-MM-5: Physical Improvements at Las Palmas Avenue and Sunset Boulevard for the Modified Project—Physical improvements shall include widening approximately 10 feet and restriping along the north leg of Las Palmas Avenue at Sunset Boulevard to provide one southbound left-turn lane, one shared through-right lane, and one right-turn lane.

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: Issuance of Certificate of Occupancy

TRA-MM-6: Neighborhood Traffic Management Plan—The Project Applicant or its successors shall fund and coordinate implementation of LADOT's Neighborhood Traffic Management (NTM) Plan process for the Project, in an amount up to \$500,000. Eligible communities shall include the residential neighborhoods within the boundaries listed below:

- Franklin Avenue to the north, Highland Avenue to the east, Sunset Boulevard to the south, and La Brea Avenue to the west.
- Franklin Avenue to the north, Cahuenga Boulevard to the east, Sunset Boulevard to the south, and Highland Avenue to the west.
- Sunset Boulevard to the north, La Brea Avenue to the east, Santa Monica Boulevard to the south, and Gardner Street to the west.
- Sunset Boulevard to the north, Highland Avenue to the east, Santa Monica to the south, and La Brea Avenue to the west.
- Sunset Boulevard to the north, Vine Street to the east, Santa Monica Boulevard to the south, and Highland Avenue to the west.
- Sunset Boulevard to the north, Van Ness Avenue to the east, Santa Monica Boulevard to the south, and Vine Street to the west.

The Project Applicant shall submit a NTM Implementation Plan to LADOT that sets key milestones and identifies a proposed process in developing a NTM plan for the six identified neighborhoods above. This implementation plan shall be formalized through an agreement between the Project Applicant and LADOT prior to the issuance of the first building permit for this Project. The agreement shall include a funding guarantee, an outreach process and budget for each of the identified neighborhoods, selection and approval criteria for any evaluated NTM measures, and an implementation phasing plan. The final NTM plan, if consensus is reached among the stakeholders, should be completed to the satisfaction of LADOT and should consider and evaluate neighborhood improvements that can offset the effects of added traffic, including street trees, sidewalks, landscaping, neighborhood identification features, and pedestrian amenities. It will be the Project Applicant's responsibility to implement any approved NTM measures through the Bureau of Engineering's B-permit process.

Enforcement Agency: City of Los Angeles Department of Transportation

Monitoring Agency: City of Los Angeles Department of Transportation

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once prior to issuance of building permit

Action Indicating Compliance: Written agreement with the City of Los Angeles Department of Transportation and subsequent issues of building permit

Utilities and Service Systems—Water Supply and Infrastructure

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

- High Efficiency Toilets with flush volume of 1.06 gallons of water per flush or less
- Waterless Urinals
- Showerheads with flow rate of 1.5 gallons per minute or less
- Rotating Sprinkler Nozzles for Landscape Irrigation—0.5 gallon per minute
- ENERGY STAR—certified Clothes Washers (Residential)
- ENERGY STAR—certified Dishwasher (Residential)
- Domestic Water Heating System located close proximity to point(s) of use that does not allow a delivery of over 0.6 gallon of water prior to the arrival of hot water
- Tankless and on-demand Water Heaters
- Cooling Tower Conductivity Controllers or Cooling Tower pH Conductivity Controllers
- Cooling Tower water supply all from non-potable water sources
- Water-Saving Pool Filter
- Pool/Spa recirculating filtration equipment
- Pool splash troughs around the perimeter that drain back into the pool
- Leak Detection System for swimming pools and Jacuzzi
- Drip/Subsurface Irrigation (Micro-Irrigation)—The majority of planting will be irrigated by sub-surface drip irrigation. Trees

will be irrigated with bubblers at 0.5 gallon per minute with an irrigation efficiency of 0.81.

- Proper Hydro-zoning (groups plants with similar water requirements together)
- Zoned Irrigation
- Landscaping Contouring to minimize precipitation runoff—All excess runoff will be directed to a filtration planter before being discharged to the street.
- Drought Tolerant Plants—78 percent of total landscaping
- Rainwater Harvesting

Weather-based or soil moisture-based controller for irrigation

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; construction

Monitoring Frequency: Once at Project plan check; once prior to issuance of Certificate of Occupancy

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

UTL-PDF-2: The Project will reduce outdoor water use by a minimum of 50 percent from the calculated baseline at peak watering month by installing efficient irrigation.

Enforcement Agency: City of Los Angeles Department of Water and Power

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: Submittal of compliance report

Utilities and Service Systems—Solid Waste

UTL-PDF-3: The Project will provide for clearly marked, durable on-site recycling containers to promote the recycling of paper, metal, glass, and other recyclable materials and adequate storage areas for such containers during construction and after the building is occupied.

Enforcement Agency: City of Los Angeles Department of City Planning; City of Los Angeles Department of Public Works Bureau of Sanitation

Monitoring Agency: City of Los Angeles Department of Public Works, Bureau of Sanitation

Monitoring Phase: Operation

Monitoring Frequency: Annually

Action Indicating Compliance: Submittal of compliance documentation to City of Los Angeles Department of City Planning

UTL-PDF-4: Building materials with a minimum of 10 percent recycled-content will be used for the construction of the Project.

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

UTL-PDF-5: During construction, the Project will implement a construction waste management plan to recycle and/or salvage a minimum of 75 percent of non-hazardous construction debris or minimize the generation of construction waste to 2.5 pounds per square foot of building floor area.

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

26. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

CM-1. That a sign be required on-site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**

- a. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that the public can easily read it. The sign must be sturdily attached to a wooden post if it will be freestanding.
 - b. Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
 - c. If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.
- CM-2. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- CM-3. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- CM-4. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-5. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-6. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- CM-7. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-8. The project shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- CM-9. Construction and demolition shall be restricted to the hours of 7:00 am to 9:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-10. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-11. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-12. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- CM-13. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.

- CM-14. Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These will shield and bind the soil.
- CM-15. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- CM-16. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- CM-17. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-18. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- CM-19. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-20. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- CM-21. Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop cloths to catch drips and spills.

DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONDITIONS

- C-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:
1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
 2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.
- C-2. Prior to the recordation of the final map, the subdivider shall pay or

guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with LAMC Section 17.12 and is to be paid and deposited in the trust accounts of the Park and Recreation Fund.

- C-3. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan, prepared by a licensed landscape architect, shall be submitted to and approved by the Advisory Agency in accordance with CP-6730.

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

- C-4. In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility

easements.

- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
 - (e) That drainage matters be taken care of satisfactory to the City Engineer.
 - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated

slope easements or by grants of satisfactory rights of entry by the affected property owners.

- (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

IMPROVEMENT CONDITION: Construct new street lights: two (2) on Las Palmas Ave. If street widening per BOE improvement conditions, relocate and upgrade street lights; two (2) on Highland Ave., eight (8) on Selma Ave., one (1) on McCadden Pl., three (3) on Las Palmas Ave., and five (5) on Sunset Bl.

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

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

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division (213-485-5675) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.

- (g) Close any unused driveways satisfactory to the City Engineer.
 - (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
 - (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a) Improve McCadden Place being dedicated and adjoining (on both sides) subdivision by the construction of additional concrete sidewalks to complete 12-foot full width concrete sidewalks with tree wells.
 - b) Improve Las Palmas Avenue being dedicated and adjoining Ground Lot Nos. 1 and 2 of subdivision by the construction of additional concrete sidewalks to complete 13-foot full width concrete sidewalks-with tree wells. Improve Las Palmas Avenue being dedicated and adjoining Ground Lot No. 4 of subdivision by the construction of additional concrete sidewalk to complete a 12-foot full width concrete sidewalk with tree wells.
 - c) Improve Selma Avenue adjoining subdivision by the reconstruction of the existing concrete sidewalk to provide a new full width concrete sidewalk with tree wells.
 - d) Improve Sunset Boulevard and Highland Avenue adjoining Ground Lot No. 1, 2 and Ground Lot No. 3 of subdivision by the reconstruction of existing concrete sidewalks to provide new full width concrete sidewalks with tree wells.
- Note: Any street widening for above streets shall be in accordance with LADOT requirements.

NOTES:

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

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

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

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

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the

Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

CONDITIONS OF APPROVAL

Density Bonus Conditions of Approval

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code or the project conditions.
 - a. To reduce the heat island effect, pathways, courtyards, driveways and other paved areas shall ensure that a minimum of 50 percent of materials be used with a minimum initial solar reflectance value of 0.35 in accordance with the American Society for Testing and Materials standards (ASTM standards).
 - b. The project shall be constructed with an operable recycled water pipe system for on-site greywater use, to be served from onsite non-potable water sources such as showers, washbasins, or laundry and to be used as untreated subsurface irrigation for vegetation or for cooling equipment. The system specifics shall be required as determined feasible by the Department of Water and Power, the Bureau of Engineering, and the Department of Sanitation in consultation with the Department of City Planning.
2. **Residential Density.** The project shall be limited to a maximum of 950 residential units.
3. **Hotel Density.** The project shall be limited to a maximum of 308 guest rooms.
4. **Residential Automobile Parking.** Vehicle parking shall be provided consistent with LAMC 12.22-A.25(d) Density Bonus Parking Option 1, which permits one on-site parking space for each restricted affordable unit of 0-1 bedroom, and two on-site parking spaces for each restricted affordable unit of 2-3 bedrooms, for a minimum of 1,013 code-required parking spaces.
5. **Unbundled Parking.** Residential parking shall be unbundled from the cost of the rental units, with the exception of parking for residential units that are set aside for Very Low Income households.
6. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21-A,16. Long-term bicycle parking shall be provided at a rate of one per dwelling unit or guest room. Additionally, short-term bicycle parking shall be provided at a rate of one per ten dwelling units or guest rooms, with a minimum of two short-term bicycle parking spaces. Short-term and long term bicycle parking for general retail stores and restaurants requires one bicycle parking per 2,000 square feet, with a minimum of two bicycle parking spaces for both long- and short-term bicycle parking. Based upon the number of dwelling units and commercial square footage, 1,048 long-term and 193 short-term bicycle parking spaces shall be provided on-site.
7. **Hotel Parking.** Vehicle parking shall be provided consistent with LAMC 12.22-A,4(b), for a minimum of 256 code-required parking spaces.

8. **Commercial Uses.** The project shall be limited to 190,000 square feet of commercial uses. The use of the subject property shall be limited to those uses permitted in the C4 Zone as defined in Section 12.16.A of the LAMC.
9. **Commercial Parking.** A minimum of 567 parking for commercial uses shall be provided. In the event that the commercial area is reduced, parking shall be provided in compliance with LAMC Section 12.21-A,4.
10. **Floor Area Ratio (FAR).** The requested Off-Menu waiver of development standard allows for the Floor Area Ratio to be limited to a maximum of 3.8:1 averaged across the site.
11. **Affordable Units.**
 - a. A minimum of 105 units, that is 11 percent of the 950 base dwelling units, shall be reserved as affordable units, as defined by the State Density Bonus Law 65915 (c)(1) or (c)(2).
 - b. Changes in Restricted Units. Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A,25.
 - c. Adjustment of Parking. In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth pursuant to LAMC Section 12.22-A,25.
12. **Calculation of Residential Density.** For the purposes of calculating the total number of dwelling units allowed at the site, any land required to be dedicated for street or alley purposes may be included as lot area.
13. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 105 units available to Very Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.
14. The applicant shall coordinate with the Department of City Planning, in consultation with the Council Office of District 13, to ensure that qualified tenants residing in the Courtyard Apartments located at 6200 Selma Avenue and 1535 Las Palmas Avenue are given first right of first refusal to return to a new unit once the proposed development has been constructed. Returning tenants, if qualified, shall be offered a unit reserved for Very Low Income Households. All other qualified tenants shall be offered a new unit at a rate no higher than their last rent payment in their RSO unit at the site with allowable 3% increase per year. These

requirements shall apply to a minimum of 40 units. The applicant shall procure written approval of their first right of refusal plan from Council District 13 at the time of condition clearances.

Master Conditional Use Conditions

15. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
16. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
17. Approved herein is the following: the sale and dispensing of a full line of alcoholic beverages for on-site consumption in a maximum of eighteen (18) proposed restaurants, including the pool deck and rooftop of the hotel (Type 47 – bona fide public eating place); the sale and dispensing of a full line of alcoholic beverages for on-site consumption within the hotel including meeting room and conference facilities for two (2) portable units and hotel minibars; the sale and dispensing of a full line of alcoholic beverages for on-site consumption in a maximum of two (2) proposed bars (Type 48 – General Public Premises); the sale of a full line of alcoholic beverages for off-site consumption at two (2) off-sale retail uses (Type 21 – off site general). The Type 47 restaurants may operate from 6:00 a.m. to 2:00 a.m. daily, with the sale of alcoholic beverages from 6:00 a.m. to 2:00 a.m., daily. The Type 48 bars may operate from 6:00 a.m. to 2:00 a.m., daily. The retail store/market may operate from 6:00 a.m. to 2:00 a.m. daily.
18. Approved herein is a Master Conditional Use Permit for public dancing and live entertainment within any restaurant or bar within the hotel or within a maximum of eight restaurants/bars in the Project.
19. Beer and wine sales may be sold in lieu of a full line of alcoholic beverages at any of the approved alcohol-serving venues.
20. A public hearing for any Approval of Plans request may be waived at the discretion of the Chief Zoning Administrator.
21. The Applicant or Operator shall not sublet the premises for any nightclub activity.
22. No portion of the public areas of the project site shall be used exclusively for private parties in which the general public is excluded. This condition shall not prohibit the Applicant, Owner, or Operator from occasionally renting out portions of the public areas on the project site for private parties if approved for a Special Event pursuant to Condition No. 28 below.
23. No coin-operated games, video machines, pool or billiard tables are permitted unless approved by the Zoning Administrator as part of the Plan Approval for any specific venue located within the project site.
24. Dancing and live entertainment shall be conducted subject to the issuance of a Dance Hall and Café Entertainment permit by the Police Commission, respectively, and as applicable for each individual approved establishment.

25. Dancing and live entertainment shall be conducted in conjunction with the specific establishments identified in Condition No. 17 and 18 above of this grant, and not as a freestanding activity.
26. Background ambient music is permitted in the outdoor portions of the project site that are under the control of the Applicant, provided it is not audible beyond the subject premises and shall not exceed the levels prohibited by the City's noise regulations (Section 116.01 of the Los Angeles Municipal Code). For the purposes of these operating conditions background ambient music will be defined as low-volume music that is complementary to dining experience. Recorded music will no longer be considered ambient when the volumes of the music interfere with activities such as dining and/or low volume conversation.
27. Live entertainment and public dancing featured, endorsed, or otherwise provided in the public outdoor areas of the project site not covered by a Plan Approval, that are under the Applicant's control is prohibited except in those instances wherein the petitioner has secured LAPD Hollywood Vice approval to organize and provide a Special Event (see Condition No. 28 below) in the outdoor areas of the project site.
28. The number of outdoor Special Events permitted on the subject property shall be limited to a maximum of 24 events per year. A Special Event is any event which is held weekly, monthly or annually or that includes outside advertisement demonstrating a change in the mode and character of the normal project operations, including but not limited to hours of operation, any significant live entertainment or public dancing features, or any outdoor events that would stipulate an ABC one-day permit application or some other special endorsement. An event wherein the Applicant(s), Owner, or Operator charges an admission fee from patrons to any public portion of the project site will be considered a Special Event as will any events that involve the exclusion of the general public from gaining admission to any public portion of the project site. Special Event shall not include a farmers market, sidewalk sale or any similar type use of the project site. The Applicant, Owner, or Operator shall seek approval from the Hollywood Vice Unit for all Special Events 14 days in advance of the date of each Special Event, in writing. Hollywood Vice Unit shall respond to requests for Special Events in writing. Outside advertisement as it pertains to this provision shall include any promotional material or notification commissioned by any entity that is not directly associated with the operation or under the direct employ of the applicant(s).
29. Any ambient or amplified music, sound, vibration or noise emitted that is under the control of the Applicant or Operator shall not be audible or otherwise perceivable beyond the subject project site. Any sound, vibration or noise emitted that is under the control of the Operator, which is discernible outside of the subject premises, shall constitute a violation of Section 116.01 of the Los Angeles Municipal Code, including any loud, unnecessary or unusual noise that disturbs the peace and quiet of any neighborhood or that causes discomfort. The Operator shall make every effort to control any unnecessary noise made by project site and retail premises staff or any employees contracted by any of the project site facilities located within the properties developed by the petitioner, or any noise associated with the operation of the project site, the project site facilities, and/or equipment of the hotels, restaurants, bars and market.
30. There shall be no use of the subject premises which involves Section 12.70 of the Los Angeles Municipal Code (Adult Entertainment).

31. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This provision applies to all outdoor areas of the establishment that are used in conjunction with food service and/or the consumption, dispensing, or sale of alcoholic or non-alcoholic beverages.
32. The Applicant(s), Owner(s), and Operator(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The Applicant(s), Owner(s), and Operator(s) shall not possess ashtrays or other receptacles used for the purpose of collecting ashes or cigarette/cigar butts within the interior portions of any of the project site facilities/structures.
33. Within six months of operation of each venue, all employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter from the Police Department to the Zoning Administrator as evidence of compliance. Employees shall attend the training on an annual basis.
34. Security. Prior to issuance of a certificate of occupancy for any phase of the project, the Police Department shall have approved the Owner's written plan for security for such phase of the project, including security equipment installed within such Phase and the balance of the Project, the type, number and hours of security personnel to be provided by the Owner, and coordination with the Police Department. A copy of the security plan approved by the Police Department shall be included with all Approval of Plans. The security plan for each phase shall include a camera installation plan. Surveillance cameras shall be installed which cover all common areas of the establishments, including all high-risk areas, entrances and exits to each tenant space, and including cameras that provide a view of the street. The Owner shall maintain a one-month tape library and such tapes shall be made available to Police or other enforcement agency upon request. The security plan for each phase shall include the type, number and hours of security personnel to be provided by the Owner. In addition to the private security staffing, the Owner shall provide for the hiring of Law Enforcement personnel as part of the security plan staffing for the project site during all hours of operation. Hollywood Vice Office and the Police Department reserve the right to revise the approved security plan for any phase of the project if it is determined by the Hollywood Vice Office that the security plan is ineffective or inadequate as it pertains to the safety of patrons, residents and/or the employees of the project site. If the plan is determined to be ineffective or inadequate, the Owner will submit a modified security plan to be approved by the Police Department.
35. The project site security personnel/guards staffing the Security Plan shall not have any other duties other than those that are security related. Security personnel/guards shall be licensed in accordance with State Law and Police Commission standards and maintain valid Bureau of Security and Investigative Services Guard Credentials along with active first-aid credentials. Project site security personnel/guards shall be dressed in such a manner as to be readily identifiable as project site security personnel/guards to patrons, residents, visitor, employees and law enforcement personnel.
36. The project site Law Enforcement staffing the Security Plan shall not have any other activities other than those that are security/law enforcement related. Law Enforcement personnel shall be employed in a uniformed capacity in accordance with State Law and Police Commission

standards. Project site Law Enforcement personnel shall be dressed in full uniform when employed to perform law enforcement functions on the project site.

37. Electronic age verifications device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages or tobacco products shall be installed on the premise at each point-of-sale location. This device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverage or tobacco product.
38. The Operators shall monitor the areas under their control to prevent loitering activities. Loitering is prohibited on or around these premises and any area under the control of the Operators.
39. The Operators shall maintain on the premises, and present upon request to the Police or other enforcement agency, a copy of the Business Permit, Insurance Information, and valid emergency contact phone number for any Valet Service utilized and for any Security Company Service employed.
40. A copy of these conditions shall be maintained within each licensed premise. Additionally, a copy shall be provided to all employees who shall sign an acknowledgement form stating that they have read and understood all of the ABC and conditional use permit conditions. Said form shall be maintained at the location by the owner and /or manager who shall present it to Police personnel, ABC investigators, or any other City agency upon request. All licenses, permits, and conditions shall be posted in a conspicuous location at the subject establishment.
41. Prior to issuance of a certificate of occupancy for the earlier to be completed of (a) the second residential tower to be constructed on Parcel B of the Project (Building B-1 or Building B-3) or (b) the retail project on Parcel C (Crossroads of the World), the Owner shall make available up to 1,200 square feet (useable) to the Police Department for a substation. The substation shall be a shared facility for both Law Enforcement and private security. Once approved by the Police Department, the location and amenities of the substation shall be included in the security plan for the project. The Owner shall improve the Substation to the satisfaction of the Police Department.
42. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
43. **Master Plan Approval (MPA) Requirement.** Each individual venue shall be subject to a Master Plan Approval (MPA) determination pursuant to Section 12.24-M of the Los Angeles Municipal Code in order to implement and utilize the Master Conditional Use authorization granted herein for alcohol sales and/or public dancing unless otherwise noted. The purpose of the Master Plan Approval determination is to review each proposed venue in greater detail and to tailor site-specific conditions of approval for each of the premises including but not limited to hours of operation, seating capacity, size, security, live entertainment, the length of a term grant and/or any requirement for a subsequent MPA application to evaluate compliance and effectiveness of the conditions of approval.
44. Prior to the utilization of this grant, 24-hour "hot line" shall be provided for complaints or concerns from the community regarding the operation. The 24-hour phone number shall be

posted at the following locations: a) entries, visible to pedestrians; b) customer service desks, front desks or near the hostess stations. The applicant shall maintain a log of all calls, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved. This log shall be made available to law enforcement personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department of City Planning. Complaints shall be responded to within 24 hours.

- 45. MViP – Monitoring, Verification and Inspection Program.** At any time, before, during, or after operating hours, a City inspector may conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and used to rate the operator according to the level of compliance. If a violation exists, the owner/operator will be notified of the deficiency or violation and will be required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed therein, may result in denial of future requests to renew or extend this grant.
- 46.** Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center or the BESt (Beverage and Entertainment Streamlined Program) for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center or BESt (Beverage and Entertainment Streamlined Program) for inclusion in the case file.

Site Plan Review Conditions

- 47. Public Improvements.** Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department.
- 48. Electric Vehicle Charging Stations.** The project shall include at least 20 percent of the total automobile parking spaces developed on the project site 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 ampacity. In addition, five percent of the total automobile parking spaces developed on the project site shall be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the required 20 percent or five percent results in a fractional space, round up to the next whole number. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.
- 49. Solar.** The Project shall provide a minimum of 135 kilowatts of photovoltaic panels on the Project Site, unless additional kilowatts of photovoltaic panels become feasible due to

additional area being added to the Project Site. The system shall be installed prior to the issuance of a certificate of occupancy.

50. Tree Maintenance. All newly planted trees must be appropriately sized, staked and tied; provided with a watering moat; and shall be properly watered and maintained.

51. Tree Wells. All areas containing trees shall be at minimum depth of 48 inches.

52. Graffiti Removal. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

53. Aesthetics. The structure, or portions thereof shall be maintained in a safe and sanitary condition and good repair and free of graffiti, trash, overgrown vegetation, or similar material, pursuant to Municipal Code Section 91,8104. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.

54. Trash/Storage.

- a. All trash collection and storage areas shall be located on-site and not visible from the public right-of-way.
- b. Trash receptacles shall be stored in a fully enclosed building or structure, constructed with a solid roof, at all times.
- c. Trash/recycling containers shall be locked when not in use.

55. Mechanical Equipment. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any abutting properties and the public right-of-way. All screening shall be setback at least five feet from the edge of the building.

56. On-site Landscaping. All planters containing trees shall have a minimum depth of 48 inches.

57. Lighting. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

58. Signs. There shall be no off-site signs for portions of the project that are outside of the Hollywood Signage Supplemental Use District (HSSUD). All signs within the HSSUD shall comply with the provisions of that district. All other signs are subject to the provisions of LAMC Section 14.4.

59. Parking Structure Design.

- a. Facades of parking structures shall be screened to minimize their visual impact on the public realm.
- b. Parking and loading access shall be a minimum of 25 feet from a primary building entrance, pedestrian paseo or public plaza.

- c. Entrances, elevators and stairs for parking structures shall be easily accessible and highlighted architecturally.
- d. Any above ground parking structure shall be designed to be utilized and easily repurposed to other uses. The conversion of floor area from parking into new uses may be subject to additional discretionary actions.
- e. Above ground parking structures shall have flat parking levels, not including the driveway ramps.
- f. The height of the above ground parking levels shall have sufficient clearance to be adaptable to non-parking uses. Once converted, the building shall permit a minimum floor to ceiling height of 9 feet for commercial uses and 8 feet for residential uses.

60. Relocation and restoration.

- a. Relocation of 1542 McCadden Place (Major Kunkel Bungalow) Prior to issuance of a certificate of occupancy for the proposed residential tower on northerly Selma Avenue side of Parcel B (Building B-1), the Owner shall have relocated the building located at 1542 McCadden Place to a permanent location in the Hollywood Community Plan Area, affixed such building in its permanent location, restored the exterior of such building in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and submitted an application to the City Office of Historic Resources for the building to be registered as Designated Historic-Cultural Monument. Such building may be temporarily relocated from its current location to another portion of the Owner's property or elsewhere during construction of Building B-1. Prior to the issuance of any demolition, grading, and/or excavation permit for the development of Building B-1, the Owner shall have delivered to the Los Angeles Department of Building and Safety, in coordination with the Department of City Planning, Office of Historic Resources, a letter of credit, cash bond or payment bond in an amount that is equal to the estimated cost of relocating and restoring such building including the median price of a single-family home lot in the Hollywood Community Plan Area as required above. If either (a) despite the use of its best efforts, the Owner notifies the Office of Historic Resources that it is unable to secure a permanent location in the Hollywood Community Plan Area, or (b) the building is destroyed or substantially damaged prior to its permanent relocation, then, as a condition to issuance of a certificate of occupancy for Building B-1, the Owner shall pay to the Office of Historic Resources as an in lieu fee in an amount is equal to the estimated cost of such relocation and restoration including the median price of a single-family home lot in the Hollywood Community Plan Area. Upon the earlier of completion of the relocation and restoration as provided above or payment of such in lieu fee, the Los Angeles Department of Building and Safety, in coordination with the Department of City Planning, Office of Historic Resources, shall return the letter of credit, cash bond or payment bond to the Owner.
- b. Relocation of 1606-08 Las Palmas Avenue (Talbot Wood Double Dwelling) Prior to issuance of a certificate of occupancy for the Parcel D (multifamily residential) Phase of the Project, the Owner shall have relocated the historical building located at 1606-08 Las Palmas Avenue to a permanent location in the Hollywood Community Plan Area, affixed such building in its permanent location, restored the exterior of such building in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and submitted an application to the City Office of Historic Resources for the

building to be registered as Designated Historic-Cultural Monument. Such building may be temporarily relocated from its current location to another portion of the Owner's property or elsewhere during construction of the Parcel D (multifamily residential) Phase of the Project. Prior to the issuance of any demolition, grading, and/or excavation permit for the development of the Parcel D (multifamily residential) Phase of the Project, the Owner shall have delivered to the Los Angeles Department of Building and Safety, in coordination with the Department of City Planning, Office of Historic Resources, a letter of credit, cash bond or payment bond in an amount which is equal to the estimated cost of relocating and restoring such building including the median price of a single-family home lot in the Hollywood Community Plan Area as required above. If either (a) despite the use of its best efforts, the Owner notifies the Office of Historic Resources that it is unable to secure a permanent location in the Hollywood Community Plan Area, or (b) the building is destroyed or substantially damaged prior to its permanent relocation, then, as a condition to issuance of a certificate of occupancy for the Parcel D (multifamily residential) Phase of the Project, the Owner shall pay to the Office of Historic Resources as an in lieu fee which amount is equal to the estimated cost of such relocation and restoration including the median price of a single-family home lot in the Hollywood Community Plan Area. Upon the earlier of completion of the relocation and restoration as provided above or payment of such in lieu fee, the Los Angeles Department of Building and Safety, in coordination with the Department of City Planning, Office of Historic Resources, shall return the letter of credit, cash bond or payment bond to the Owner.

- c. Restoration of Crossroads of the World Prior to issuance of a certificate of occupancy for either (a) the multiplex cinema on Parcel C or (b) the new building on Parcel B containing the 541st residential unit constructed on Parcel B in the Project, the Owner shall have restored the exterior of the 10 existing buildings on Parcel (Crossroads of the World) in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Prior to the issuance of any demolition, grading, and/or excavation permit for the development of such final building within the Parcel B Phase of the Project, the Owner shall have delivered to the Los Angeles Department of Building and Safety, in coordination with the Department of City Planning, Office of Historic Resources, a letter of credit, cash bond or payment and performance bond in an amount which is equal to the estimated cost of restoring such 10 buildings as required above.
- d. Restoration of 6715 West Sunset Boulevard (Hollywood Reporter Building) Prior to issuance of a certificate of occupancy for the proposed residential tower on southerly Sunset Boulevard side of Parcel B (Building B-3), the Owner shall have restored the exterior of 6715 West Sunset Boulevard (Hollywood Reporter Building) in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Prior to the issuance of any demolition, grading, and/or excavation permit for the development of Building B-3, the Owner shall have delivered to the Los Angeles Department of Building and Safety, in coordination with the Department of City Planning, Office of Historic Resources a letter of credit, cash bond or payment and performance bond in an amount which is equal to the estimated cost of restoring 6715 West Sunset Boulevard (Hollywood Reporter Building) as required above.
- e. Restoration of 6683-6689 West Sunset Boulevard (Bullinger Building) Prior to issuance of a certificate of occupancy for the proposed residential tower on southerly Sunset Boulevard side of Parcel B (Building B-3), the Owner shall have restored the exterior of 6683-6689 West Sunset Boulevard (Bullinger Building) in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Prior to the issuance

of any demolition, grading, and/or excavation permit for the development of Building B-3, the Owner shall have delivered to the Los Angeles Department of Building and Safety, in coordination with the Department of City Planning, Office of Historic Resources, a letter of credit, cash bond or payment and performance bond in an amount which is equal to the estimated cost of restoring 6683-6689 West Sunset Boulevard (Bullinger Building) as required above.

Environmental Conditions

61. Mitigation Monitoring Program. The project shall be in substantial conformance with the project design features and mitigation measures in the attached Mitigation Monitoring Program (MMP), stamped "Exhibit B". 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.

62. Mitigation Monitor (Construction). 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 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 the mitigation measures and project design features within two businesses days if the applicant does not correct the non-compliance within a reasonable time of notification to the applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

63. Tribal Cultural Resource Inadvertent Discovery. In the event that objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities¹, all such activities shall temporarily cease on the project site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth

• 1 Ground disturbance activities shall include the following: excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, pounding posts, augering, backfilling, blasting, stripping topsoil or a similar activity

below:

- Upon a discovery of a potential tribal cultural resource, the project Permittee shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning at (213) 473-9723.
- If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be tribal cultural resource, the City shall provide any effected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Project Permittee and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
- The project Permittee shall implement the tribe's recommendations if a qualified archaeologist, retained by the City and paid for by the project Permittee, reasonably concludes that the tribe's recommendations are reasonable and feasible.
- The project Permittee shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any effected tribes that have been reviewed and determined by the qualified archaeologist to be reasonable and feasible. The project Permittee shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.
- If the project Permittee does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist, the project Permittee may request mediation by a mediator agreed to by the Permittee and the City who has the requisite professional qualifications and experience to mediate such a dispute. The project Permittee shall pay any costs associated with the mediation.
- The project Permittee may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by the qualified archaeologist and determined to be reasonable and appropriate.
- Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton.
- Notwithstanding the above, any information determined to be confidential in nature, by the City Attorney's office, shall be excluded from submission to the SCCIC or the general public under the applicable provisions of the California Public Records Act, California Public Resources Code, and shall comply with the City's AB 52 Confidentiality Protocols.

Administrative Conditions

- 64. Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
- 65. Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions may vary.
- 66. Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any

subsequent property owners, heirs or assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

- 67. Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
- 68. Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
- 69. Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
- 70. Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director of Planning, pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if in the decision makers opinion, such actions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

71. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not

relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.