V. MITIGATION MONITORING PROGRAM

MITIGATION MONITORING PROGRAM PROCEDURES

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a "reporting or monitoring program for the changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment" (Mitigation Monitoring Program, Section 15097 of the CEQA Guidelines provides additional direction on mitigation monitoring or reporting). The Los Angeles Department of City Planning is the Lead Agency for the Westwood Palazzo Project.

This Mitigation Monitoring Program is designed to monitor implementation of all mitigation measures, which have been adopted for the proposed Westwood Palazzo Project. As shown in the following pages, each required mitigation measure for the proposed project is listed and categorized by impact area, with accompanying discussion of:

- Implementation Phase, the phase of the project during which the mitigation measure shall be applied either during Pre-Construction (including the design phase), Construction, or Occupancy (Post-construction).

- The Monitoring Phase, the phase of the project during which the measure shall be overseen.

- The Enforcement Agency, the agency with the power to enforce the mitigation measure in terms of compliance, implementation and development.

The MMRP for the Westwood Palazzo Project will be in place throughout all phases of the project. The City's existing planning, engineering, review and inspection processes will be used as the basic foundation for the MMRP procedures and will also serve to provide the documentation for the reporting program.

The substance and timing of each certification report that is submitted to the Los Angeles Department of City Planning shall be at the discretion of C Los Angeles Department of City Planning. Generally, each report will be submitted to the Los Angeles Department of City Planning in a timely manner following completion/implementation of the applicable mitigation measure and shall include sufficient information to reasonably determine whether the intent of the measure has been satisfied. Los Angeles Department of City Planning in conjunction with the project applicant shall assure that project construction occurs in accordance with the MMRP. The South Coast Air Quality Management District shall be responsible for the implementation of corrective actions relative to violations of SCAQMD rules associated with mitigation. Departments listed below are all departments of the Los Angeles Department of City Planning unless otherwise noted.

MITIGATION MEASURES

1. AESTHETICS

Visual Qualities

No mitigation measures are required.

Lighting

No mitigation measures are required.

Shading

No mitigation measures are required.

2. AIR QUALITY

Required Construction Phase Mitigation

The following mitigation measures are required by the SCAQMD unless they can be shown to be infeasible and are intended to reduce pollutant emissions from construction activities.

1) Use low emission mobile construction equipment, where feasible.

2) Develop a trip reduction plan to achieve a 1.5 average vehicle ridership (AVR) for construction employees.

3) Water site and clean equipment morning and evening to comply with AQMP Fugitive Dust Measure BCM-03 and BCM-06.

4) Wash off trucks leaving the site to comply with AQMP Fugitive Dust Measure BCM-01. This suggested measure is already required by the SCAQMD.

5) Spread soil binders on site, unpaved roads and parking areas per SCAQMD Rule 403.

6) Apply chemical soil stabilizers according to manufacturer's specifications to all inactive construction areas (previously graded areas, which remain inactive for 96 hours).

7) Sweep streets if silt is carried over to adjacent public thoroughfares.

8) Reduce traffic speeds on all unpaved road surfaces to 15 miles per hour or less.

9) Suspend grading operations during first and second stage smog alerts.

10) Suspend all grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour.

11) Maintain construction equipment engines by keeping them tuned.

12) Use low sulfur fuel for stationary construction equipment, as required by SCAQMD rules 431.1 and 431.2.

13) Provide on-site power sources during the early stages of the Project.

14) Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators.

15) Use low emission on-site stationary equipment (e.g., clean fuels).

16) Configure construction parking to minimize traffic interference.

17) Minimize obstruction of through-traffic lanes.

18) Provide a flagperson to properly guide traffic and ensure safety at construction sites.

19) Schedule operations affecting traffic for off-peak hours, where feasible.

20) Develop a traffic plan to minimize traffic flow interference from construction activities (the plan may include advance public notice of routing, use of public transportation and satellite parking areas with a shuttle service).

21) Provide rideshare and transit incentives for construction personnel.

Implementation Phase:	Construction
Monitoring Phase:	Construction
Enforcement Agency:	SCAQMD/Department of Building and Safety

Operational Phase Mitigation

Regional Emissions Recommended Measures:

The most significant reductions in regional and local air pollutant emissions are attainable through programs that reduce the vehicular travel associated with the Project. Support and compliance with the AQMP for the basin is the most important measure to achieve this goal. The AQMP includes improvement of mass transit facilities and implementation of vehicular usage reduction programs. Additionally, energy conservation measures are included. None of these recommended measures are strictly required by SCAQMD. However, SCAQMD wants to see all relevant measures applied.

TDM Measures:

1) Schedule truck deliveries and pickups during off-peak hour.

2) Provide adequate ingress and egress at all entrances to public facilities to minimize vehicle idling at curbsides.

3) Provide dedicated turn lanes as appropriate and provide roadway improvements at heavily congested roadways.

4) Provide on-site services. Provide incentives such as on-site ATMs and other similar measures that address lifestyle needs.

Energy Efficiency Measures:

5) Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.

6) Install energy efficient street lighting.

7) Capture waste heat and reemploy it in nonresidential buildings. This measure is applicable to the commercial buildings in the project.

8) Provide lighter color roofing and road materials and tree planning programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.

9) Comply with the AQMP Miscellaneous Sources PRC-03, and Stationary Sources Operations Enhanced Inspection and Maintenance and ADV-MISC to reduce emissions of restaurant operations. Introduce efficient heating and other appliances, such as water heaters, cooking equipment, refrigerators, furnaces and boiler units. Also, incorporate appropriate passive solar design, and solar heaters.

10) Provide local shuttle and transit shelters, and ridematching services.

11) Provide bicycle lanes, storage areas, and amenities, and ensure efficient parking management. This measure includes implementing the formation of bike clubs and providing additional bike racks, lockers, showers, bike repair areas, and loaner bikes. Also, provide lockers, showers, safe walk path maps, walk clubs and free walking shoes.

12) Provide preferential parking to high occupancy vehicles and shuttle services. Also, designate additional car pool or vanpool parking.

13) Employers should provide variable work hours and telecommuting to employees to comply with the AQMP Advanced Transportation Technology ATT-01 and ATT-02 measures. These measures allow employees to have compressed workweeks, flextime, staggered work hours, or work out of their homes.

14) Provide dedicated parking spaces with electrical outlets for electrical vehicles. This measure would accommodate electric car charging if any electric cars are driven by employees or customers.

15) Develop a trip reduction plan to comply with SCAQMD Rule 2202. SCAQMD Rule 2202 has revamped the requirements for carpooling. In general, mandatory carpooling is no longer required. Compliance with Rule 2202 will be mandatory.

16) Employers should provide ridematching, guaranteed ride home, or car pool or vanpool to employees as a part of the TDM program and to comply with the AQMP Transportation Improvements TCM-01 measure.

17) Employers should provide compensation, prizes or awards to ridesharers. These measures include subsidizing costs or provide compensation to employees who carpool and vanpool.

18) Synchronize traffic signals. The areas where this measure would be applicable are roadway intersections within the project area. This measure would be more effective if the roadways beyond the project limits are synchronized as well.

19) Encourage the use of alternative fuel or low emission vehicles to comply with the AQMP On-Road Mobile M2 measure, and Off-Road Mobile Sources M9 and M10 measures.

20) Introduce window glazing, wall insulation, and efficient ventilation methods. The construction of buildings with features that minimize energy use is already required by the Uniform Building Code.

Implementation Phase: Construction, Operation
Monitoring Phase: Operation
Enforcement Agency: Department of Building and Safety

3. CULTURAL RESOURCES

1) If Glendon Manor is removed, in accordance with general procedures, the minimal level of recordation of removal of the structure would be documentation of the building by way of an American Building Survey (HABS) report. Prior to the issuance of a demolition permit, the Applicant shall cause to be prepared a documentation survey of the property and building in accordance with the HABS standards. The HABS report shall include "scaled" building plans and archival quality photographs of the building. The document package shall
be archived at an appropriate location to be determined by the City, in order to provide a permanent written and photographic record of the building for historic purposes.

Implementation Phase: Preconstruction
Monitoring Phase: Preconstruction
Enforcement Agency: Department of City Planning

2) In addition, it is recommended that copies of the HABS report be sent for curation to: the South Central Coast Information Center at Cal State Fullerton and the University of California, Los Angeles, Central Library.

Implementation Phase: Preconstruction
Monitoring Phase: Preconstruction
Enforcement Agency: Department of City Planning

3) Salvage elements of the building for renovation of other historic resources in the general area of Southern California as a whole (in this case cabinets, doors, wall fixtures, kitchen and bathroom fixtures, tile work, fire escapes, etc.). Professional companies specializing in the salvaging of such elements can be contacted and permitted to provide bids for the salvage operation(s).

Implementation Phase: Preconstruction
Monitoring Phase: Preconstruction
Enforcement Agency: Department of Building and Safety

4) Additional photographic documentation of the salvage operations and systematic removal of the structure to fulfill the record of the building design and construction materials. In addition, potentially significant artifacts or other data and construction materials. A qualified
historic preservation professional shall be present on-site during demolition to ensure appropriate removal and handling of historic interior and exterior building elements for potential re-use.

Implementation Phase: Preconstruction
Monitoring Phase: Preconstruction
Enforcement Agency: Department of City Planning

4. GEOLOGY

1) The Project shall comply with all the requirements of the City of Los Angeles Building Code and recommendations of the site-specific soils and geology studies for excavation activities, including appropriate seismic requirements, dewatering requirements, and shoring requirements, as reviewed and approved by the City of Los Angeles Bureau of Engineering or Department of Building and Safety. Dewatering analysis must consider mitigation of settlement to neighboring structures.

Implementation Phase: Preconstruction, Construction
Monitoring Phase: Preconstruction, Construction
Enforcement Agency: Bureau of Engineering, Department of Building and Safety

2) Remaining on-site water level monitoring wells should be measured to confirm expected groundwater depths for purposes of confirming planned excavations, shoring, dewatering, and permanent drainage/pumping requirements. The Project Applicant shall coordinate with the City of Los Angeles Bureau of Engineering and Building and Safety on design to assure that substantial building inundation would not occur in the event of high groundwater during "wet" periods.

Implementation Phase: Preconstruction
Monitoring Phase: Preconstruction
Enforcement Agency: Bureau of Engineering, Department of Building and Safety

3) The Project shall comply with the National Pollutants Discharge Elimination System Permit regulations for the short and long-term discharge of groundwater from the site.

Implementation Phase: Preconstruction, Construction, Operation
Monitoring Phase: Preconstruction, Construction, Operation
Enforcement Agency: Department of City Planning, Building and Safety, Bureau of Sanitation

4) 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.

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

5) Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, "veechannels", 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.

Implementation Phase: Preconstruction, Construction
Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety

6) Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.

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

5. HAZARDOUS MATERIALS

1) A licensed Asbestos Inspector shall be retained to determine the presence of asbestos and asbestos containing materials (ACM) within structures to be demolished on the Project site, consistent with the 1994 Federal Occupational Exposure to Asbestos Standards, Occupational Safety and Health Administration (OSHA), 29 CFR 1910.1001, 1926.1101, and 1915.1001. The Project Applicant shall be required to comply with all applicable State

and Federal ACM Abatement policies and procedures for removal of ACM's present on the site.

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

2) Discharge of any groundwater from the site must comply with NPDES discharge requirements.

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

3) A licensed Lead-Based Paint Inspector shall be retained to determine the presence of leadbased paint and lead-based paint containing materials (LBPCM) within structures to be demolished on the Project site, consistent with the 1994 Federal Occupational Exposure to Asbestos Standards, Occupational Safety and Health Administration (OSHA), 29 CFR 1910.1001, 1926.1101, and 1915.1001. The Project Applicant shall be required to comply with all applicable State and Federal LBPCM policies and procedures for removal of LBPCM's present on the site.

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

4) Should the Department of Building and Safety require it, the Applicant will perform the Soil and Gas Survey to the satisfaction of the Department of Building and Safety (including mitigation to the satisfaction of that department, if required) to assure no project related hazards.

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

6. LAND USE

No mitigation measures are required.

7. NOISE

1) The Applicant shall comply with the construction hours as specified by the City LAMC Noise Ordinance, Chapter IV, Section 41.40. LAMC, which prohibits construction before

7:00 a.m. or after 6:00 p.m. Monday through Friday, before 8:00 a.m. or after 6:00 p.m. on Saturday or any national holiday, and at anytime on Sunday.

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

2) The Applicant shall prepare a construction related traffic plan detailing proposed haul routes and staging areas for the transportation of materials and equipment, with consideration for sensitive uses in the neighborhood. A traffic and parking plan for the construction phase will be submitted for approval by LADOT and the Department of Building and Safety prior to the issuance of any permits.

Implementation Phase: Preconstruction
Monitoring Phase: Preconstruction
Enforcement Agency: LADOT, Department of Building and Safety

3) The subterranean excavation shall be surrounded by a plywood barrier wall for security and noise protection. This plywood barrier will have a minimum thickness of 3/4" and have no gaps, cracks or holes.

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

4) All equipment operating on site shall have properly operating mufflers.

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

5) Equipment and material staging and siting of cranes, hoists, or other semi-stationary heavy equipment shall be as far from noise-sensitive uses as practical.

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

6) Electrically powered equipment shall be used instead of internal combustion engine driven equipment, where feasible.

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

7) No deliveries shall be permitted outside the hours of 7 a.m. to 6 p.m.

Implementation Phase:	Construction, Operation
Monitoring Phase:	Construction, Operation
Enforcement Agency:	Department of Building and Safety

8) Mechanical equipment required for the Project includes parking garage exhaust fans and retail and residential HVAC units shall comply with the noise standard contained in Section 112.02 of the City LAMC Noise Regulations. The Project Applicant shall provide equipment specifications to the Department of Building and Safety demonstrating that the equipment meets the City Noise Regulations.

Implementation Phase:	Preconstruction
Monitoring Phase:	Preconstruction, Construction
Enforcement Agency:	Department of Building and Safety

9) In order to allow windows and doors to remain closed, adequate ventilation per the Uniform Building Code must be provided. Note that windows do not need to be sealed shut, but closeable at the occupant's discretion. Air conditioning, which will satisfy the ventilation requirements, shall be included for all affected residential units. While mechanical ventilation will be provided in all units, the units requiring it for noise compliance are indicated in FigureV.G-3.

Implementation Phase:	Construction
Monitoring Phase:	Construction, Operation
Enforcement Agency:	Department of Building and Safety

8. POPULATION AND HOUSING

No mitigation measures are required.

9. PUBLIC SERVICES

Fire Protection

1) The Project shall comply with Fire Department plot plan approval requirements relative to fire safe design features prior to building permit approval. These recommendations will include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant; and entrances to any dwelling unit or gust room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

Implementation Phase: Construction, Operation
Monitoring Phase: Construction, Operation
Enforcement Agency: Department of Building and Safety, Los Angeles Fire Department

2) The final construction plans of all proposed developments in the Project area shall be submitted to the LAFD to determine the location and number of off-site public and on-site private hydrants required.

Implementation Phase: Preconstruction
Monitoring Phase: Preconstruction, Construction
Enforcement Agency: Los Angeles Fire Department

3) At least two different ingress/egress roads for each area, which will accommodate major fire apparatus and provide for major evacuation during emergency situations, shall be required.

Implementation Phase: PreConstruction/Construction
Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety, Los Angeles Fire Department

4) The Proposed Project shall comply with all applicable State and local ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, from the City of Los Angeles General Plan (C.P.C. 19708).

Implementation Phase: Preconstruction, Construction, Operation
Monitoring Phase: Construction, Operation
Enforcement Agency: Department of Building and Safety, Los Angeles Fire Department

5) The Project will pay the appropriate fee assessment in accordance with the Fire Hydrant Main and Replacement Fund Ordinances, which shall be used to fund the necessary upgrades to the fire water system.

Implementation Phase: Preconstruction
Monitoring Phase: Preconstruction
Enforcement Agency: Los Angeles Fire Department

6) Adequate address signage will be provided to the satisfaction of the LAFD, to facilitate with response times.

Implementation Phase: Construction, Operation
Monitoring Phase: Construction, Operation

Enforcement Agency: Los Angeles Fire Department

Police Protection

1) The Project shall provide on-site security systems, lighting and adequate address signage to increase security and facilitate police response to the site. Security system designs shall incorporate security measures from the *City of Los Angeles Design Out Crime Guidelines* and shall be submitted to LAPD for review.

Implementation Phase: Preconstruction, Construction, Operation
Monitoring Phase: Preconstruction, Construction, Operation
Enforcement Agency: Department of Building and Safety, Los Angeles Police Department

Schools

1) The Proposed Project would not result in a significant impact on public schools. Therefore mitigation measures are not required to reduce the Project's impacts to a less than significant level. Nevertheless, payment of required school impact fees would offset the Project's impacts on school services and facilities.

Implementation Phase: Preconstruction
Monitoring Phase: Preconstruction
Enforcement Agency: Department of City Planning/
Los Angeles Unified School District

Parks

1) The Proposed Project will pay an in-lieu fee in accordance with the City's ordinance and as set forth in the City's Zoning Code (Ordinance 141, 422, Los Angeles Municipal Code Section 17.12). These fees will be based on the number of units and the zoning for the Project site. Credit may also be given for recreational facilities provided as part of the Project, upon City Department of Recreation and Parks agreement.

Implementation Phase: Preconstruction
Monitoring Phase: Preconstruction
Enforcement Agency: Department of City Planning/
City Department of Recreation and Parks

Libraries

1) The Project Applicant will be required to pay an assessment to the Los Angeles Public Library for staff, books, furniture and equipment, based on per capita usage created by the Project.

Implementation Phase:	Preconstruction
Monitoring Phase:	Preconstruction
Enforcement Agency:	Los Angeles Public Library

10. TRANSPORTATION/TRAFFIC

1) A Project construction traffic control plan will be developed, to the satisfaction of LADOT, including a designated haul route and staging area, traffic control procedures, emergency access provisions, and construction crew parking to mitigate the traffic impact during construction.

Implementation Phase:	Preconstruction
Monitoring Phase:	Preconstruction
Enforcement Agency:	LADOT

2) Weyburn Avenue and Westwood Boulevard -- Restripe the intersection to provide a shared leftturn through lane and a shared right-turn/through lane in the westbound direction. This improvement could require the removal of up to two metered on-street parking spaces on the north side of the east leg of the intersection.

Implementation Phase:	Preconstruction, Construction
Monitoring Phase:	Preconstruction, Construction
Enforcement Agency:	LADOT, Bureau of Engineering

3) Lindbrook Drive and Glendon Avenue/Tiverton Avenue – Restripe the eastbound and westbound approaches of Lindbrook Drive at this intersection to provide a left-turn only lane, one through lane and one through-right shared lane for westbound Lindbrook Drive. Modify the signal phasing if necessary.

Implementation Phase:	Preconstruction, Construction
Monitoring Phase:	Preconstruction, Construction
Enforcement Agency:	LADOT, Bureau of Engineering

4) Wilshire Boulevard and Glendon Avenue - Restripe the south leg of Glendon Avenue to provide two northbound through lanes (one shared left-turn/through lane and one shared through/right-turn lane). PM peak hour parking restrictions currently exist along the east side of Glendon Avenue south of Wilshire Boulevard, and therefore, no parking removals are necessary. In addition to the recommended physical intersection improvements described above, the project should contribute to the installation of the following traffic signal enhancement measure.

Implementation Phase: Preconstruction, Construction
Monitoring Phase: Preconstruction, Construction
Enforcement Agency: LADOT, Bureau of Engineering

5) Install ATCS - Contribute to the installation of the City's Adaptive Traffic Control System (ATCS) in the study area. The ATCS system is an automated traffic signal coordination system designed as an upgrade to the current Automated Traffic Surveillance and Control (ATSAC) system currently implemented in the project vicinity. ATSAC/ATCS monitors traffic volumes and travel demands throughout a network of signalized intersections, and adjusts traffic signal timing and phasing in real time to maximize the capacity of the intersections and reduce delay.

Implementation Phase: Preconstruction, Construction
Monitoring Phase: Preconstruction, Construction
Enforcement Agency: LADOT, Department of City Planning, Bureau of Engineering

11. UTILITIES AND SERVICES

Wastewater

1) The Project shall implement all water-conserving mitigation measures outlined in the Water Section of this Environmental Impact Report.

Implementation Phase: Preconstruction, Construction, Operation
Monitoring Phase: Preconstruction, Construction, Operation
Enforcement Agency: Department of Building and Safety, Department of City Planning, Department of Water and Power

2) Prior to Project development, a flow test of downstream sewer lines shall be conducted to determine if existing sewer lines serving the Project site still have adequate capacity to serve the Project. If any improvements to the local sewage collection lines are required, the Applicant and the City shall determine the Applicant's reasonable pro rata share of the cost for sewer system improvements.

Implementation Phase: Preconstruction
Monitoring Phase: Preconstruction
Enforcement Agency: Bureau of Engineering, Sanitation

Stormwater

1) The Project shall comply with NPDES requirements for a storm water drain permit along with the preparation of a Storm Water Pollution Prevention Plan (SWPPP), Standard Urban Stormwater Mitigation Plan (SUSMP), approved by the Los Angeles Regional Water Quality Act and other applicable filings prior to construction.

Implementation Phase: Preconstruction
Monitoring Phase: Preconstruction
Enforcement Agency: Bureau of Engineering, Regional Water Quality Control Board

2) The Project Applicant will be required to implement stormwater BMPs to retain the runoff from a storm events producing 3/4 inch of rainfall in a 24-hour period. The design of structural BMPs shall be in accordance with the Development BMP Handbook, Part B, and Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.

Implementation Phase: Preconstruction, Construction
Monitoring Phase: Preconstruction, Construction
Enforcement Agency: Bureau of Engineering

3) The on-site drainage system shall be designed to assimilate the existing on-site tributary area of each of the three catch basins: 1) at the southeast corner of Weyburn Avenue and Glendon Avenue, 2) on the west side of Tiverton at Lindbrook and the east side of Glendon at Lindbrook, and 3) on Kinross at Westwood Boulevard.

Implementation Phase: Construction

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety, Bureau of Engineering, Sanitation

4) All site drainage shall be collected and transferred to the street in non-erosive drainage devices.

Implementation Phase: Construction, Operation
Monitoring Phase: Construction, Operation
Enforcement Agency: Bureau of Engineering, Department of Building and Safety

5) All storm drain inlets and catch basins within the Project area must be stenciled with prohibitive language (such as "NO DUMPING – DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.

Implementation Phase: PreConstruction
Monitoring Phase: Construction, Operation
Enforcement Agency: Department of Building and Safety

6) Store trash dumpsters either under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Wash containers in an area with properly connected sanitary sewer.

Implementation Phase: Preconstruction, Construction, Operation
Monitoring Phase: Construction, Operation
Enforcement Agency: Department of Building and Safety

7) Drainage shall not be allowed to pond anywhere on the site, and especially not against any foundation or retaining wall.

Implementation Phase: Preconstruction, Construction, Operation
Monitoring Phase: Preconstruction, Construction, Operation
Enforcement Agency: Department of Building and Safety

8) Drainage shall not be allowed to flow uncontrolled over any descending slope.

Implementation Phase: Preconstruction, Construction, Operation
Monitoring Phase: Preconstruction, Construction, Operation
Enforcement Agency: Department of Building and Safety

9) The Applicant and/or developer shall implement routine safety precautions for handling and storing toxic and hazardous construction materials to mitigate the potential pollution of storm water by these materials. These same types of common sense, "good housekeeping"

procedures shall be extended to non-hazardous storm water pollutants such as sawdust and other solid wastes.

Implementation Phase: Preconstruction, Construction
Monitoring Phase: Preconstruction, Construction
Enforcement Agency: Department of Building and Safety

10) Cleaning of oily vents and equipment to be performed within designated covered area, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for replaced regularly according to manufacturer's specifications.

Implementation Phase: Construction, Operation
Monitoring Phase: Construction, Operation
Enforcement Agency: Department of Building and Safety

11) During construction, drainage of the Project site shall be disposed of in a manner satisfactory to the City Engineer and the Regional Water Quality Control Board.

Implementation Phase: Construction
Monitoring Phase: Construction
Enforcement Agency: Bureau of Engineering, Regional Water Quality Control Board

12) The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

Implementation Phase: Preconstruction
Monitoring Phase: Operation
Enforcement Agency: Department of City Planning

Water Supply

1) The Proposed Project shall use automatic sprinkler systems for landscape irrigation, which are adjusted on a seasonal basis to operate during hours where water loss due to evaporation would be minimized. If feasible, sprinkler systems with rain sensors will be utilized to avoid automatic watering during rains.

Implementation Phase: Construction, Operation
Monitoring Phase: Construction, Operation
Enforcement Agency: Department of Water and Power, Building and Safety

2) Where possible, reclaimed water shall be used to irrigate landscaped areas.

Implementation Phase: Construction, Operation
Monitoring Phase: Construction, Operation
Enforcement Agency: Department of Water and Power, Building and Safety

3) The Proposed Project shall comply with all sections of the City of Los Angeles' Water Conservation Ordinance (Ordinance No. 166,080) and Xeriscape Ordinance, as applicable.

Implementation Phase: Construction, Operation
Monitoring Phase: Construction, Operation
Enforcement Agency: Department of Water and Power, Building and Safety

4) The Proposed Project shall use lower-volume water faucets and water saving showerheads in all construction.

Implementation Phase: Construction, Operation
Monitoring Phase: Construction, Operation
Enforcement Agency: Department of Water and Power, Building and Safety

5) The Proposed Project shall use plumbing fixtures that reduce potential water loss from leakage due to excessive wear of washers.

Implementation Phase: Construction, Operation
Monitoring Phase: Construction, Operation
Enforcement Agency: Department of Water and Power, Building and Safety

6) Prior to obtaining building permits for the Proposed Project, the Applicant shall be responsible for fees imposed by the City's Building and Safety Department for improvements to water infrastructure necessitated by the Proposed Project. A percentage of the building permit fees will be contributed to the Fire Hydrant Fund which pools funds for Citywide fire protection facilities improvements.

Implementation Phase: Preconstruction

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

7) The Applicant shall be responsible for a fair share portion of the cost to replace the water main in Wilshire Boulevard to enlarge the pressure regulator station.

Implementation Phase: Preconstruction
Monitoring Phase: Preconstruction
Enforcement Agency: Department of Water and Power, Building and Safety

8) The Proposed Project shall incorporate water conservation measures as appropriate and required by the City of Los Angeles Department of Building Ordinances (No. 163,532, No. 164,093, and No. 165,004) and subsequent amendments, which include the installation of lowflow water fixtures and xeriscape.

Implementation Phase: Construction, Operation
Monitoring Phase: Construction, Operation
Enforcement Agency: Department of Water and Power, Building and Safety

9) The Applicant shall comply with any additional mandatory water use restrictions imposed as required by the City of Los Angeles.

Implementation Phase: Preconstruction, Construction, Operation
Monitoring Phase: Preconstruction, Construction, Operation
Enforcement Agency: Department of Water and Power, Building and Safety, Department of City Planning

Solid Waste

1) The Project Applicant shall salvage and recycle construction and demolition materials to the maximum extent feasible. Documentation of a recycling program will be provided to the City of Los Angeles Department of Public Works.

Implementation Phase: Construction
Monitoring Phase: Construction
Enforcement Agency: Department of Public Works

2) The Project Applicant shall institute an on-site recycling/conservation which will include but not be limited to the following components:

- The Applicant shall institute a Tenant Recycling Program by distributing individual containers to tenants and employees to separate recyclable materials and deposit them into larger containers to be removed by a recycling company.

- Further recycling activities through education of source reduction methods shall be promoted (i.e. using recycled paper, double siding reports, re-usable cups, etc.)

- The Project Applicant shall provide residential tenants with individual bins for separating recyclable materials, and provide access to a central recycling facility or storage bin.

Implementation Phase:	Operation
Monitoring Phase:	Operation
Enforcement Agency:	Department of Water Public Works

Electricity

1) The Proposed Project shall comply with the requirements set forth in Title 24 of the California Code of Regulations.

Implementation Phase:	Preconstruction, Construction, Operation
Monitoring Phase:	Preconstruction, Construction, Operation
Enforcement Agency:	Department of Water and Power, Building and Safety

2) The Project Applicant shall consult with the LADWP regarding the implementation of energy conservation measures including:

- Built-in appliances, refrigerators, and space conditioning equipment should exceed the minimum efficiency levels mandated in the California Code of Regulations.

- High efficiency air conditioning controlled by a computerized energy management system in the office and retail spaces shall be used.

- Thermal energy shall be used to handle cooling loads.

- Ventilation air shall be circulated from high-priority to low-priority areas before being exhausted, thereby decreasing the volume of ventilation air required.

- Lighting system heat for space heating during cool weather shall be recycled. Lighting system heat shall be exhausted from the buildings through ceiling plenums to reduce cooling loads.

- Low and medium static pressure terminal units and ductwork shall be installed to reduce energy consumption by the air-distribution system.

- Buildings shall be well sealed to prevent outside air infiltrating and to increase interior space conditioning loads.

- Building entrances shall be designed with vestibules to restrict infiltration of unconditioned air and exhausting conditioned air.

- Performance checks shall be conducted on the installed space conditioning system (to be completed by the developer/installer) prior to issuance of the certificate of occupancy to ensure that energy efficiency measures incorporated into the Project operate as designed.

- Exterior walls shall be finished with light colored materials and high emissivity characteristics to reduce cooling loads. Interior walls shall be finished with light colored materials to reflect more light and increase lighting efficiency.

- Thermal insulation shall be installed in walls and ceilings, which exceeds requirements, established by the California Code of Regulations.

- Window systems shall be designed to reduce thermal gain and loss, thus reducing cooling loads during warm weather and heating loads during cool weather.

- Install heat reflective draperies on appropriate exposures.

- Install fluorescent and high intensity discharge (HID) lamps, which give the highest light output per watt of electricity consumed wherever possible, including exterior fixtures.

- Install time-controlled interior and exterior public area lighting limited to that necessary for safety and security.

- Control HVAC and lighting mechanical systems with timing systems to prevent accidental or inappropriate conditioning or lighting of unoccupied areas.

- Incorporate windowless walls or passive solar inset of windows into the Project for appropriate exposures.

- Design the Project to focus pedestrian activity within sheltered outdoor areas.

Implementation Phase:	Preconstruction, Construction, Operation
Monitoring Phase:	Preconstruction, Construction, Operation
Enforcement Agency:	Department of Water and Power

12. SUBSURFACE VACATION OF GLENDON AVENUE

1) Structural plans for the proposed parking structure will be submitted to the Department of Building and Safety for plan check prior to issuance of a building permit, with concurrence from the Department of Public Works.

Implementation Phase: Preconstruction
Monitoring Phase: Preconstruction
Enforcement Agency: Department of Water and Power, Building and Safety

2) Street improvement plans for the Glendon Avenue right of way above the subsurface parking structure will be submitted for plan check by the Department of Public Works, Department of Transportation, and Department of Building and Safety under the City's B-Permit process prior to the issuance of a building permit.

Implementation Phase: Preconstruction
Monitoring Phase: Preconstruction
Enforcement Agency: Department of Public Works, Transportation, Building and Safety

3) The Project will develop and implement, to the satisfaction of the Department of Transportation a traffic control plan. This plan will contain specific information and procedures for addressing construction phase activities, including a designated haul route and staging area, traffic control procedures, emergency access provisions, and construction crew parking to mitigate the traffic impacts during construction. It will also include temporary signage and delineation plans for the closure of Glendon Avenue.

Implementation Phase: Preconstruction, Construction, Operation
Monitoring Phase: Preconstruction, Construction, Operation
Enforcement Agency: LADOT