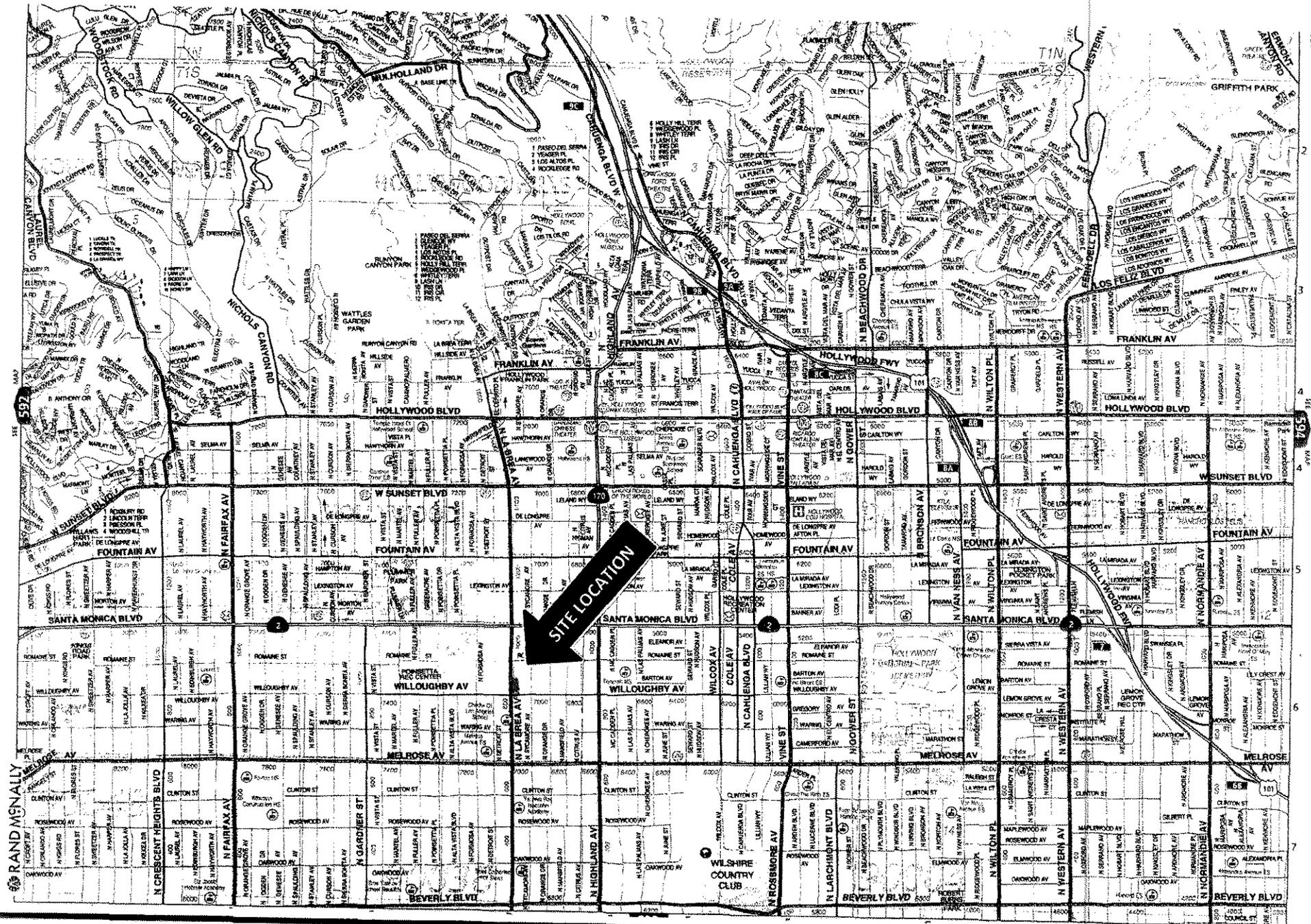


## Exhibit A – Vicinity Map



# VICINITY MAP

**SITE LOCATION:**  
 904 N. LA BREA AVENUE  
 LOS ANGELES, CA 90038

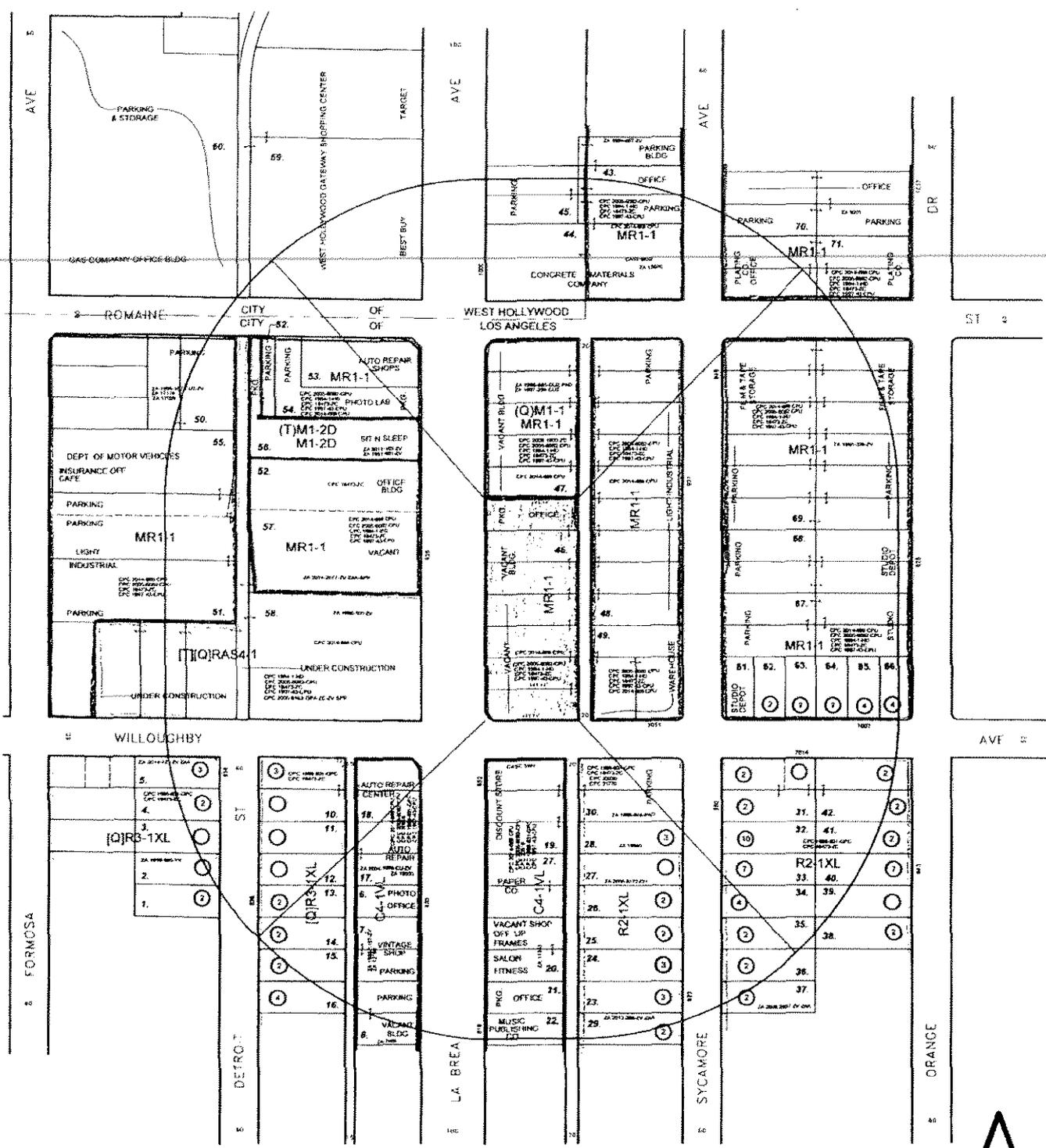
CASE NO:

DATE: 10 - 27 - 2014  
 T.B. PAGE: 593 GRID: D-6



CPC 2014-4074

## Exhibit B – Radius Map



# ZONE CHANGE & GENERAL PLAN AMENDMENT

**MR1-1 TO C2-2**

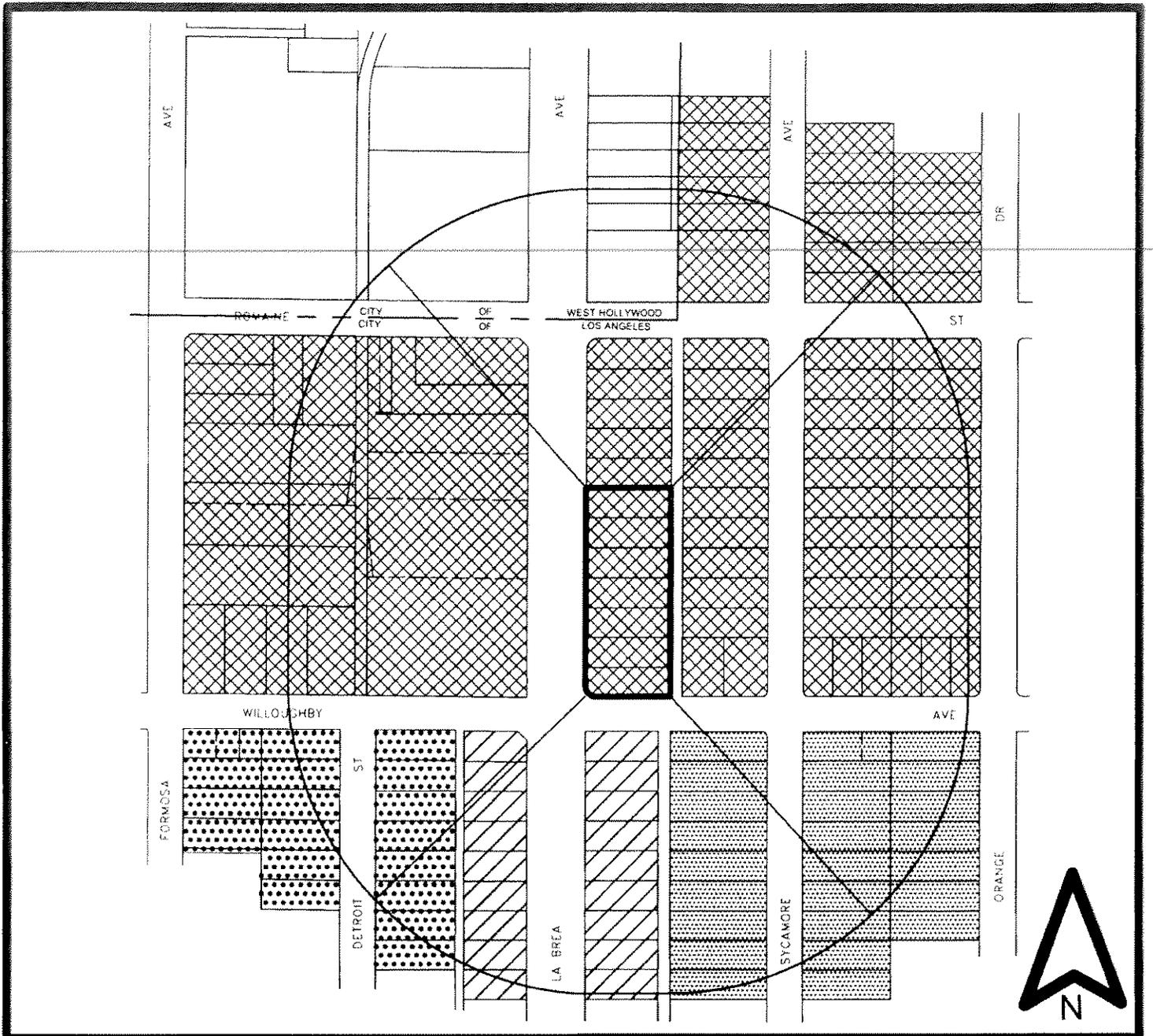
C.D. 4  
 C.T. 1919.01  
 P.A. HOLLYWOOD  
 N.C. CENTRAL HOLLYWOOD



1.16 NET AC.

<p><b>RADIUS MAPS ETC</b>          3544 PORTOLA AVENUE          LOS ANGELES CA 90032          OFF/FAX (323) 221-4555          RADIUSMAPSETC@SBCGLOBAL.NET</p>	<p><b>SITE LOCATION:</b>          904 N LA BREA AVENUE          LOS ANGELES CA 90038</p> <p><b>LEGAL DESCRIPTION:</b>          LOTS 1 TO 7, TRACT NO. 9677,          M.B. 134-15/16.</p>	<p><b>CASE NO.:</b></p> <p><b>DATE:</b> 10 - 24 - 2014  <b>SCALE:</b> 1" = 100'  <b>USES:</b> FIELD  <b>D.M.:</b> 144 B 181  <b>T.B. PAGE:</b> 593 GRID: D-6  <b>APN:</b> 5531-015-001 TO 003</p>
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## Exhibit C – Existing and Requested General Plan and Zoning Maps



**EXISTING - HOLLYWOOD COMMUNITY PLAN**

-  LOW MEDIUM I RESIDENTIAL - R2,RD5,RD4,RD3
-  MEDIUM RESIDENTIAL - R3
-  NEIGHBORHOOD OFFICE COMMERCIAL -C1,C2,C4,P,RAS3,RAS4
-  LIMITED MANUFACTURING - MR1,M1,P,PB

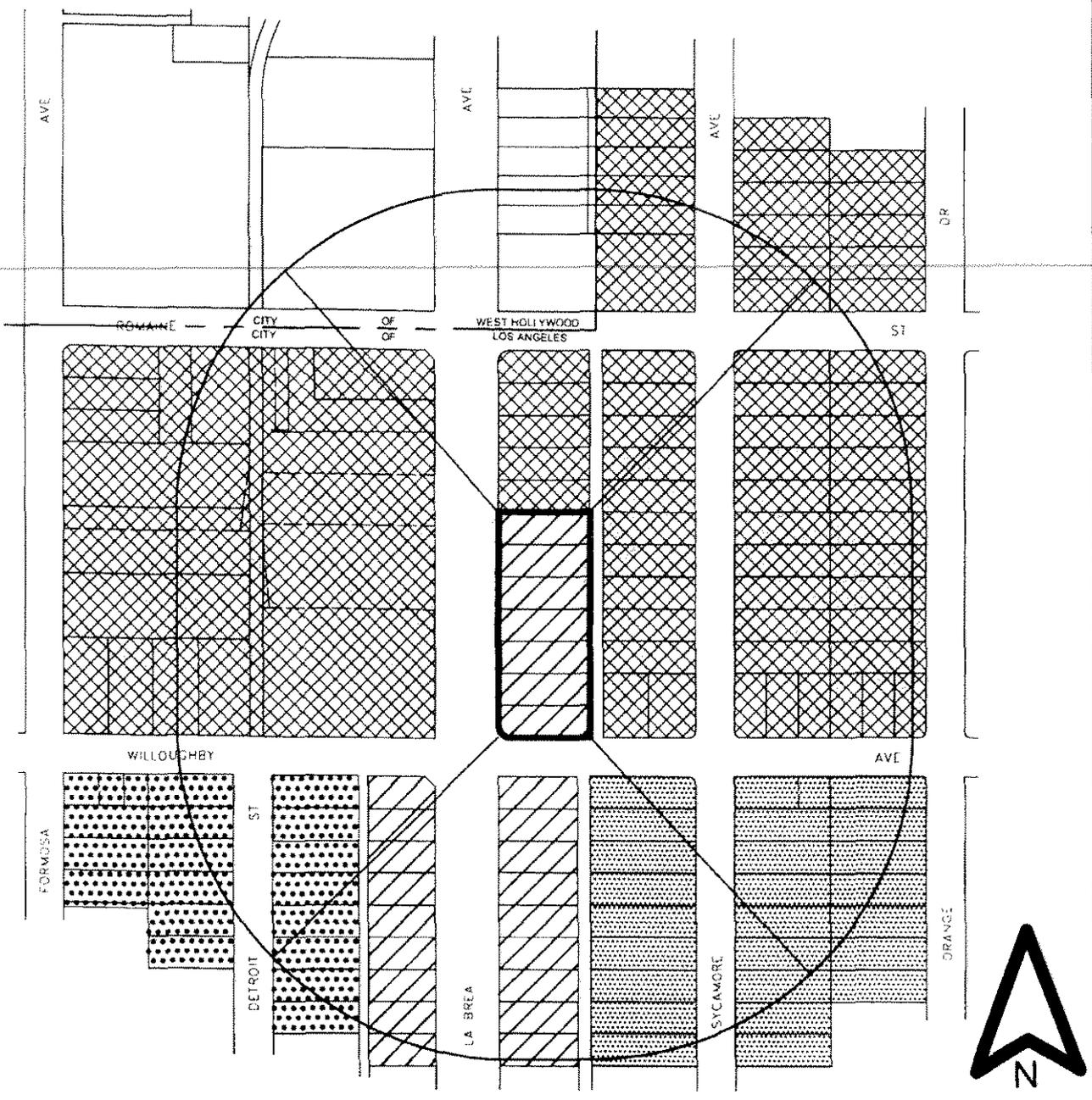
CASE NO.

DATE: 10 - 24 - 2014

SCALE: 

**RADIUS MAPS ETC**

3544 PORTOLA AVENUE  
 LOS ANGELES CA 90032  
 (323) 221-4555  
 RADIUSMAPSETC@SBCGLOBAL.NET

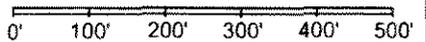


REQUESTED - HOLLYWOOD COMMUNITY PLAN

-  LOW MEDIUM I RESIDENTIAL - R2,RD5,RD4,RD3
-  MEDIUM RESIDENTIAL - R3
-  NEIGHBORHOOD OFFICE COMMERCIAL - C1,C2,C4,P,RAS3,RAS4
-  LIMITED MANUFACTURING - MR1,M1,P,PB

CASE NO.

DATE: 10 - 24 - 2014

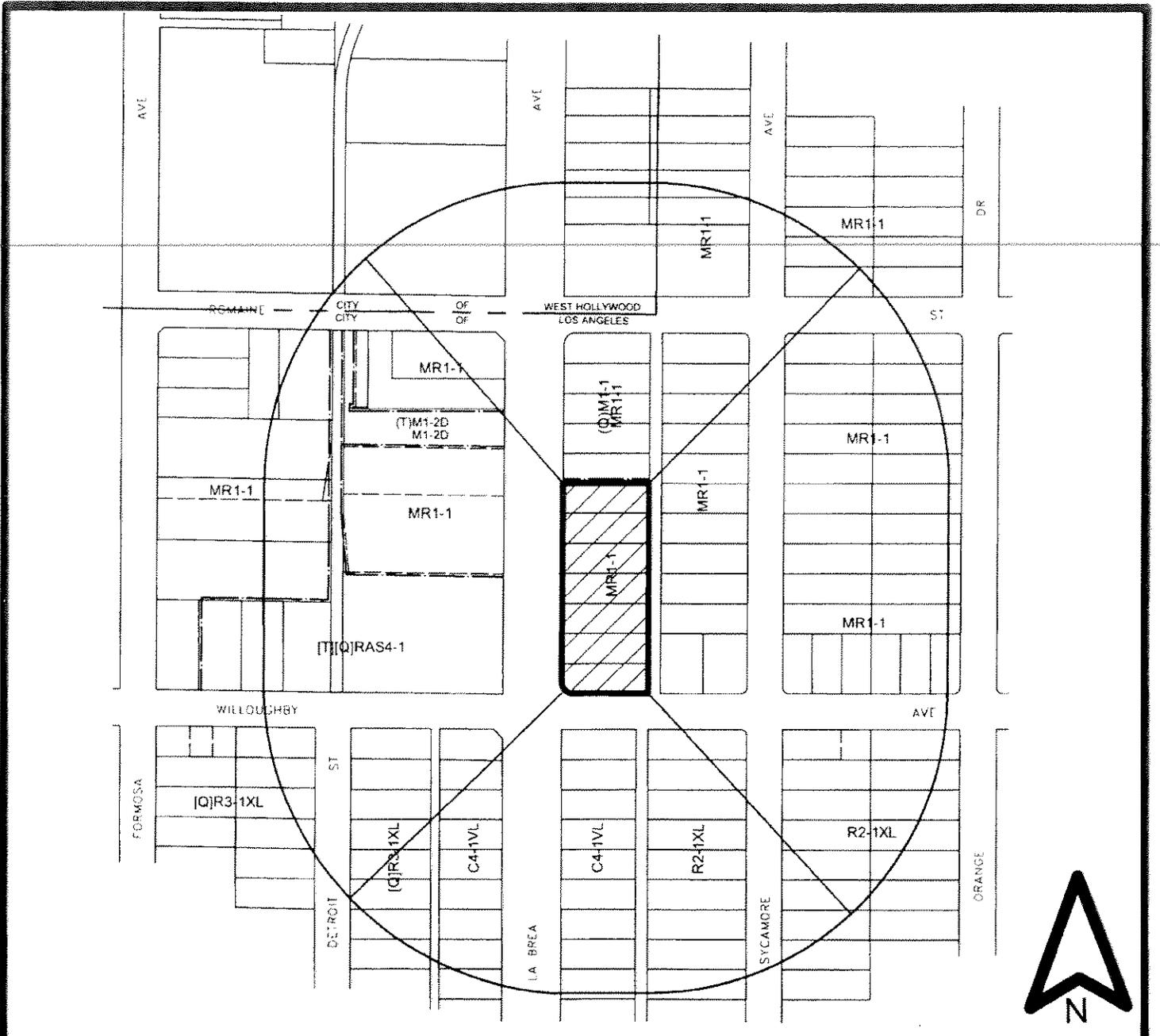
SCALE: 

**RADIUS MAPS ETC**

3544 PORTOLA AVENUE  
 LOS ANGELES CA 90032  
 (323) 221-4555

RADIUSMAPSETC@SBCGLOBAL.NET

## Exhibit D – Existing Zoning and Existing Land Uses Maps



**EXISTING ZONING**



MR1-1 TO C2-2CM - 1 TO C2 - 2



ZONE BOUNDARY LINE

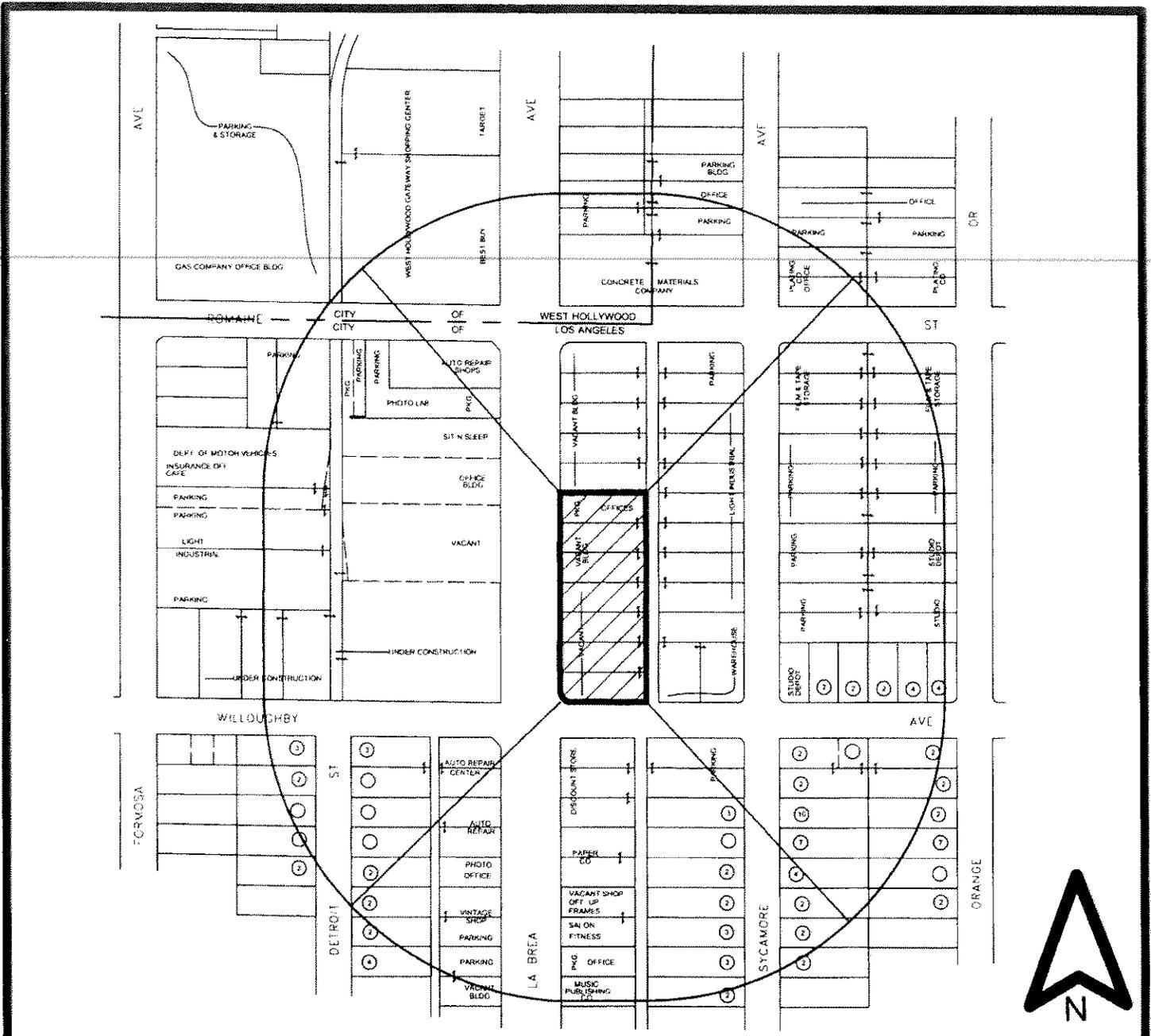
CASE NO.

DATE: 10 - 24 - 2014

SCALE: 0' 100' 200' 300' 400' 500'

**RADIUS MAPS ETC**

3544 PORTOLA AVENUE  
 LOS ANGELES CA 90032  
 (323) 221-4555  
 RADIUSMAPSETC@SBCGLOBAL.NET



**EXISTING LAND USES**



904 N. LA BREA AVENUE

CASE NO.

DATE: 10 - 24 - 2014

SCALE: 0' 100' 200' 300' 400' 500'

**RADIUS MAPS ETC**

3544 PORTOLA AVENUE  
LOS ANGELES CA 90032

(323) 221-4555

RADIUSMAPSETC@SBCGLOBAL.NET

Exhibit E – Environmental Clearance  
CD and Revisions and Additional  
Analysis

DEPARTMENT OF  
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ  
PRESIDENT

RENEE DAKE WILSON  
VICE-PRESIDENT

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COMMISSION EXECUTIVE ASSISTANT

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FAX: (213) 978-1275

INFORMATION  
<http://planning.lacity.org>

March 27, 2015

904 North La Brea (LA) Owner, LLC (A)  
6922 Hollywood Boulevard  
Suite 900  
Los Angeles, CA 90028

Michael Gonzales (R)  
Gonzales Law Group  
555 South Flower Street  
Suite 650  
Los Angeles, CA 90071

**RE: Revisions and Additional Analysis for ENV-2014-4075-MND  
900-932 North La Brea Avenue and 7069 Willoughby Avenue, Hollywood**

On January 22, 2015, the Department of City Planning published Mitigated Negative Declaration ENV-2014-4075-MND (MND). Subsequent to the end of the comment period, the following technical correction to the project description, updates to the air quality analysis, and revisions to the air quality and safety hazards mitigations are being made:

1. Revised MND Project Description

The original MND had the following project description:

"The Project Site is located on the northeast corner of N. La Brea Avenue and Willoughby Avenue. The Project Site is rectangular-shaped with commercial uses adjacent to the north, an alley and commercial uses to the east, commercial uses across La Brea Avenue to the west, and retail use to the south across Willoughby Avenue. The Site is approximately ½ block south of the City of West Hollywood border at Romaine Street. The total area that composes the Project site is approximately 50,012.8 square feet (or 1.148 acres). The Project Site is in the Hollywood Community Plan Area, zoned MR1-1 (Restricted Industrial Zone, Height District 1), the General Plan land use designation for the Site is Limited Manufacturing, and the Site is within the Los Angeles State Enterprise Zone (Z1-2374). The Project Site's northern half contains two buildings operating as storage space and the southern half contains vacant land (formerly occupied with retail buildings which were removed). The Project would remove all existing uses and buildings. The Project would be an approximately 150,000 square foot, 7-story (75 feet) mixed-use building with approximately 37,385 square feet of ground-floor retail, and approximately 169 residential apartments on levels 2 through 7. Retail parking

would be provided in one subterranean level and residential parking would be provided on levels 2 and 3. The Project will require approval of the following:

Discretionary

1. A General Plan Amendment to amend the Hollywood Community Plan to re-designate the Project Site from Limited Manufacturing to Neighborhood Commercial;
2. A Vesting Zone Change from MR1-1 to C2-2D;
3. Site Plan Review for a development creating more than 50 dwelling units;
4. A Zoning Administrator's Adjustment to permit a five-foot side yard setback on the northern boundary of the Project Site at the first and second residentially-used levels in lieu of the 9 feet otherwise required; and
5. Haul Route permit to export up to 30,000 cubic yards of materials.

Ministerial

6. A 35% increase in base density for setting aside 11% of base density for Very Low Income households."

After the publication of the MND, a technical change to the entitlement request was necessary. The applicant had originally applied for a Zoning Administrator's Adjustment to permit a five-foot side yard setback on the northern boundary of the Project Site at the first and second residentially-used levels in lieu of the nine feet otherwise required for residential uses in the C2 Zone. However, after the public hearing, the Los Angeles Department of Building and Safety interpreted the northerly yard as the rear yard. Therefore, the requirement for the northerly yard was changed to 19 feet. The applicant maintained the original building design and modified the request to correctly reflect the rear yard adjustments being sought. A Notice for a Limited Public Hearing was distributed to notify the interested parties about the updated request.

The project description has been updated as follows, in order to reflect the technical correction in the entitlement request (deletions in ~~strikeout~~, additions in underline):

"The Project Site is located on the northeast corner of N. La Brea Avenue and Willoughby Avenue. The Project Site is rectangular-shaped with commercial uses adjacent to the north, an alley and commercial uses to the east, commercial uses across La Brea Avenue to the west, and retail use to the south across Willoughby Avenue. The Site is approximately ½ block south of the City of West Hollywood border at Romaine Street. The total area that composes the Project site is approximately 50,012.8 square feet (or 1.148 acres). The Project Site is in the Hollywood Community Plan Area, zoned MR1-1 (Restricted Industrial Zone, Height District 1), the General Plan land use designation for the Site is Limited Manufacturing, and the Site is within the Los Angeles State Enterprise Zone (ZI-2374). The Project Site's northern half contains two buildings operating as storage space and the southern half contains vacant land (formerly occupied with retail buildings which were removed). The Project would remove all existing uses and buildings. The Project would be an approximately 150,000 square foot, 7-story (75 feet) mixed-use building with approximately ~~37,385~~ 37,057 square feet of ground-floor retail, and approximately 169 residential apartments on levels 2 through 7. Retail parking would be provided in one subterranean level and residential parking

would be provided on levels 2 and 3. The Project will require approval of the following:

Discretionary

1. A General Plan Amendment to amend the Hollywood Community Plan to re-designate the Project Site from Limited Manufacturing to Neighborhood Commercial;
2. A Vesting Zone Change from MR1-1 to C2-2D;
3. Site Plan Review for a development creating more than 50 dwelling units;
4. A Zoning Administrator's Adjustment to permit a five-foot side rear yard setback on the northern boundary of the Project Site at the first and second and third stories, and 16 feet at the fourth through seventh stories –residentially-used levels in lieu of the 19 feet otherwise required; and
5. Haul Route permit to export up to 30,000 cubic yards of materials.

Ministerial

6. A 35% increase in base density for setting aside 11% of base density for Very Low Income households.”

## 2. Updated Air Quality Analysis and Revised Mitigation Measure

The City received a response from the Southern California Air Quality Management District requesting that the Lead Agency provide additional information regarding demolition waste removal calculations and revise the Air Quality analysis in the Final MND, if necessary. The air quality analysis was revised to reflect conservative-sized haul trucks for demolition and grading. The revised analysis as shown under the “Revised Air Quality Data Appendix – March 2015” (Appendix) is based on increasing the haul trips during demolition to reflect 10 cubic yard (CY) haul trucks for a total of 258 haul truck trips and increasing the haul trips during grading to reflect 10 CY haul trucks for a total of 3,000 haul truck trips. The revised data sheets (with specific revisions dated in February 2015) for the air quality calculations (as shown in the Appendix) include revisions resulting from responses to comments that are necessary to provide clarifications to the project description and analysis and to correct non-substantive errors. The changes are enumerated in the Appendix. The revisions to the data show a significant impact, which are mitigated by the revised Mitigation Measure 3-5 as follows (text deleted from the MND is shown in ~~strikethrough~~, and new text is underlined):

3-5        ~~All diesel-fueled off-road construction equipment used in the grading and construction phases shall have Tier 3 or 4 engines that are certified by the U.S. EPA installed to reduce NOX emissions.~~ All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

### 3. Revision to Safety Hazard Mitigation Measure

The City received a comment from the Los Angeles Unified School District citing potential impacts to school operations during the construction period of the project. The project's haul route will pass by the Hollywood Primary Center School. The Safety Hazards Mitigation Measure (16-1) has been updated to ensure that the project does not have an impact to schools during its construction phase, as follows (additions in underline):

16-1 Safety Hazards. The developer shall install appropriate construction related traffic signs around the site to ensure pedestrian and vehicle safety. Projects involving the import/export of 20,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.

The LAUSD Transportation Branch at (213) 580-2950 must be contacted regarding the potential impact upon existing school bus routes. School buses must have unrestricted access to schools. During the construction phase, truck traffic and construction vehicles may not cause traffic delays for our transported students. During and after construction changed traffic patterns, lane adjustment, traffic light patterns, and altered bus stops may not affect school buses' on-time performance and passenger safety. Because of provisions in the California Vehicle Code, other trucks and construction vehicles that encounter school buses, using red-flashing-lights must-stop-indicators will have to stop. The Project Manager or designee will have to notify the LAUSD Transportation Branch of the expected start and ending dates for various portions of the project that may affect traffic within nearby school areas.

- a. Contractors must maintain safe and convenient pedestrian routes to all nearby schools. The applicable Pedestrian Route to School map can be found at <http://www.lausd-oehs.org/saferoutestoschools.asp>.
- b. Contractors must maintain ongoing communication with LAUSD school administrators, providing sufficient notice to forewarn children and parents when existing pedestrian and vehicle routes to school may be impacted.
- c. Installation and maintenance of appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety.
- d. Haul routes will not pass by any school, except when school is not in session.
- e. No staging or parking of construction-related vehicles, including worker-transport vehicles, will occur on or adjacent to a school property.
- f. Funding for crossing guards (at contractor's expense) is required when safety of children may be compromised by construction-related activities at impacted school crossings.
- g. Barriers and/or fencing must be installed to secure construction equipment and to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances.

- h. Contractors are required to provide security patrols (at their expense) to minimize trespassing, vandalism, and short-cut attractions.
  - i. Information related to school developer fees can be obtained by contacting the LAUSD Developer Fee Office at (213) 743-3670. The District updates this information on a yearly basis.
- 

#### Conclusion

Because the document was not substantially revised per CEQA Guidelines Section 15073.5 and no new mitigation measures or project revisions must be added to reduce any impacts to less than significant levels, a public circulation period is not required. The proposed mitigation measures with revisions will reduce potential environmental impacts to less than significant levels.

Sincerely,



Jane Choi  
City Planner  
Department of City Planning

JC:jq

**Exhibit F – Mitigation Monitoring  
Program for ENV-2014-4075-MND**

# MITIGATION MONITORING PROGRAM FOR ENV-2014-4075-MND

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

A Mitigated Negative Declaration (MND) has been prepared to address the potential environmental impacts of the Project. Where appropriate, this environmental document identified Project design features, regulatory compliance measures, or recommended mitigation measures to avoid or to reduce potentially significant environmental impacts of the Proposed Project. This Mitigation Monitoring Program (MMP) is designed to monitor implementation of the mitigation measures identified for the Project.

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

The Project Applicant shall be responsible for implementing all mitigation measures, unless otherwise noted, and shall be obligated to provide documentation concerning implementation of the listed mitigation measures to the appropriate monitoring agency and the appropriate enforcement agency as provided for herein. All departments listed below are within the City of Los Angeles unless otherwise noted. The entity responsible for the implementation of all mitigation measures shall be the Project Applicant unless otherwise noted.

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

Enforcement Agency – the agency with the power to enforce the Mitigation Measure.

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

Monitoring Phase – the phase of the Project during which the Mitigation Measure shall be monitored.

- Pre-Construction, including the design phase
- Construction
- Pre-Operation

- Operation (Post-construction)

Monitoring Frequency – the frequency of which the Mitigation Measure shall be monitored.

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Action Indicating Compliance – the action of which the Enforcement or Monitoring Agency indicates that compliance with the required Mitigation Measure has been implemented.

The MMP performance shall be monitored annually to determine the effectiveness of the measures implemented in any given year and reevaluate the mitigation needs for the upcoming year.

It is the intent of this MMP to:

- Verify compliance of the required mitigation measures of the EIR;
- Provide a methodology to document implementation of required mitigation;
- Provide a record and status of mitigation requirements;
- Identify monitoring and enforcement agencies;
- Establish and clarify administrative procedures for the clearance of mitigation measures;
- Establish the frequency and duration of monitoring and reporting; and
- Utilize the existing agency review processes' wherever feasible.

This MMP shall be in place throughout all phases of the proposed Project. The entity responsible for implementing each mitigation measure is set forth within the text of the mitigation measure. The entity responsible for implementing the mitigation shall also be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented.

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 by the Applicant or its successor subject to the approval by the City of Los Angeles through a public hearing. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. The flexibility is necessary in light of the proto-typical nature of the MMP, and the need to protect the environment with a workable program. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

# MITIGATION MONITORING PROGRAM

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## Aesthetics

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### **Aesthetics (Landscape Plan)**

Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:

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 and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec 12.40-D).

**Enforcement Agency:** Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation)

**Monitoring Agency:** Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation and maintenance)

**Monitoring Phase:** Pre-construction; Construction

**Monitoring Frequency:** Once, at plan check for Project; Once, during field inspection

**Action Indicating Compliance:** Plan approval and issuance of applicable building permit (Preconstruction); Issuance of Certificate of Occupancy of Use of Land (Construction)

### **Aesthetics (Light)**

Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:

- 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.

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

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

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Plan approval

### **Aesthetics (Glare)**

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Environmental impacts to adjacent residential properties may result from glare from the proposed project. However, the potential impacts will be mitigated to a less than significant level by the following measure:

- The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

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

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

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Plan approval

### **Air Quality**

#### **Air Pollution - Demolition, Grading, and Construction Activities.**

- a. During site preparation and grading, the unpaved portions of the site shall be watered at least three times daily to reduce PM10 and PM2.5 emissions.
- b. Ground cover shall be replaced and/or installed as soon as practical to reduce fugitive PM10 and PM2.5 emissions.
- c. Tracking of dirt and mud from the Project Site onto local streets shall be minimized through use of truck wheel washers or equivalent measures.
- d. All diesel-fueled off-road construction equipment used in the grading and construction phases shall have Level 2 or 3 diesel particulate filters installed that are certified by the California Air Resources Board to reduce PM10 and PM2.5 emissions.
- e. All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3

diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

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

**Monitoring Agency:** South Coast Air Quality Management District and Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-Construction, Construction

**Monitoring Frequency:** Ongoing during construction.

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

## VI. Geology and Soils

### Erosion/Grading/Short-Term Construction Impacts

Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:

- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.

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

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

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during construction

**Action Indicating Compliance:** Issuance of Certificate of Occupancy or Land Use Permit

## Grading

Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety.

Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:

- Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
- Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

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

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

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during construction

**Action Indicating Compliance:** Issuance of Certificate of Occupancy or Land Use Permit

## Green House Gas Emissions

Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

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

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

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspections during construction

**Action Indicating Compliance:** Field inspection sign-off

## Hazards and Hazardous Materials

### Lead Based Paint

Prior to demolition activities, a review of building components known to contain lead-based paint shall be assessed to confirm if they remain intact. If the lead-based painted components will be removed, waste characterization testing shall be performed to determine if the components are required to be disposed of as hazardous waste.

~~If the waste characterization indicates that any components are not hazardous waste, these components may be disposed of as construction debris as long as the paint is maintained in good and tightly adhered condition. However, if the demolition or renovation activities require sanding, grinding, or torch cutting of these paints, then the lead-based paint is required to be removed prior to these activities.~~

All contractors shall be informed of all locations of lead-based paint, whether in good or poor condition, prior to the start of any work within the interior or exterior of the building.

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

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction and Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Field inspection sign-off

#### **Explosion/Release (Polychlorinated Biphenyl)**

Prior to demolition activities, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.

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

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction and Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Field inspection sign-off

**Radon**

Prior to demolition activities, specific testing would be required to evaluate any risk from radon. If radon is tested above the threshold, it shall be made compliant with federal, state, and local regulations for radon.

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

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction and Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Field inspection sign-off

**Mold**

Prior to demolition activities, a mold inspection contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing mold removal and disposal.

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

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction and Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Field inspection sign-off

**Chemicals of Potential Concern**

Site grading shall be conducted under a Soils Management Plan that includes appropriate segregation and management of soils impacted with chemicals of potential concern (COPCs) so as to minimize delays and protect site workers, neighbors and the environment.

Any modification of onsite groundwater monitoring wells on the 926/932 La Brea Avenue portion associated with the upgradient Mole Richardson SLIC case shall be coordinated with Mole Richardson and the LARWQCB.

An assessment of exposure pathways such as direct contact and vapor inhalation is recommended to evaluate the impact of soil, soil gas and groundwater COPCs to current and potential future site occupants.

Enforcement Agency: Los Angeles Department of Building and Safety; LARWQCB

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Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction and Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Field inspection sign-off

### **Methane**

The Project shall comply with the Mitigation Requirements for Methane Buffer Zone Level V, established in Table I-B of Methane Test Data, GeoKinetics, October 6, 2014. This includes:

#### Passive System

- Dewatering System
- Perforated Horizontal Pipes
- 4-inch Gravel Blanket Thickness Under Impervious Membrane
- 4-inch Gravel Thickness Surrounding Perforated Horizontal Pipes
- Vent Risers
- Impervious Membrane

#### Active System

- Mechanical Extraction System capable of providing an equivalent of a complete change of air 20 minutes of the total volume of the Gravel Blanket.
- Gas Detection System
- Alarm System
- Control Pad

#### Miscellaneous System

- Trench Dam
- Conduit or Cable Seat Fitting

- Additional Vent Risers (the total quantity of the installed vent risers shall be increased to twice the rate for the Passive System.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

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Monitoring Phase: Pre-Construction and Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Field inspection sign-off

### **Emergency Evacuation Plan**

Environmental impacts may result from project implementation due to possible interference with an emergency response plan. However, these potential impacts will be mitigated to a less than significant level by the following measure:

Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

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

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

**Monitoring Phase:** Pre-operation; Operation

**Monitoring Frequency:** Once, for Plan approval prior to operation

**Action Indicating Compliance:** Plan approval prior to operation (Pre-operation)

## Hydrology and Water Quality

### Construction Dewatering

- Dewatering shall be performed by the installation of wells on the Project Site and ~~withdrawing water prior to reaching the subgrade elevation.~~ Dewatering shall be required to remove water from the footing excavations and reduce the potential for pumping subgrade soils.

### Permanent Dewatering

- The subterranean level shall be designed for potential hydrostatic and buoyancy pressure. The structure may instead be designed with a permanent dewatering system. The subterranean portion of the building shall be designed with drainage devices to relieve hydrostatic pressure. These devices include drains outside the retaining walls as well as drainage below the proposed slab.
- An underslab drainage system installed below the subterranean garage floor slab shall consist of 1-foot thick layer of gravel underlying the entire floor slab, and subdrain pipes placed in gravel-filled drainage trenches leading to a sump pump. The drain lines shall consist of 4-inch perforated pipe, perforations down, placed in trenches approximately 1 foot wide and 1 foot in depth below the bottom of the gravel blanket. The pipes shall then be covered with gravel and the entire gravel and pipe system within the trenches would be wrapped in filter fabric. The gravel filled drainage trenches are typically spaced on approximately 40-foot centers, although there is flexibility in the spacing, depending on the column grid line spacing.

### Site Drainage

- All Site drainage, with the exception of any required to be disposed of onsite by stormwater regulations, shall be collected and transferred to the street in non-erosive drainage devices.
- The proposed structure shall be provided with roof drainage.
- Discharge from downspouts, roof drains, and scuppers shall not be permitted on unprotected soils within five feet of the building perimeter. Drainage shall not be allowed to pond anywhere on the Project Site, and especially not against any foundation or retaining wall.
- Drainage shall not be allowed to flow uncontrolled over any descending slope.
- Planters which are located within a distance equal to the depth of a retaining wall shall be sealed to prevent moisture adversely affecting the wall. Planters which are located within five feet of the foundation shall be sealed to prevent moisture affecting the earth materials supporting the foundation.

### Stormwater Pollution (Demolition, Grading, and Construction Activities)

- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop cloths shall be used to catch drips and spills.
- ~~Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.~~
- Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

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

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

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during construction.

**Action Indicating Compliance:** Issuance of building permit

## Land Use and Planning

### Air Pollution (Stationary)

Adverse impacts upon future occupants may result from the project implementation due to existing diminished ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a less than significant level by the following measure:

- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.

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

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

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Plan approval

## Noise

### **Increased Noise Levels (Demolition, Grading, and Construction Activities)**

The Project shall comply with the City of Los Angeles Building Regulations Ordinance No. 178048, which requires a construction site notice to be provided that includes the following information: job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code or any discretionary approval for the site, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public.

The construction staging area shall be as far from sensitive receptors as possible.

The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices capable of attenuating sound by 3 dBA or more.

Two weeks prior to commencement of construction, notification shall be provided to the off-site residential uses within 500 feet of the Project Site that discloses the construction schedule, including the types of activities and equipment that would be used throughout the duration of the construction period.

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

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

**Monitoring Phase:** Pre-Construction and Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Issuance of Certificate of Occupancy or Use of Land

### **Increased Noise Levels (Parking Structure Ramps)**

Environmental impacts may result from project implementation due to noise from cars using the parking ramp. However, the potential impacts will be mitigated to a less than significant level by the following measures:

- Concrete, not metal, shall be used for construction of parking ramps.
- The interior ramps shall be textured to prevent tire squeal at turning areas.
- Parking lots located adjacent to residential buildings shall have a solid decorative wall adjacent to the residential.

**Enforcement Agency:** Los Angeles Department Building and Safety

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

**Monitoring Phase:** Pre-construction; Construction

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**Monitoring Frequency:** Once, at plan check for Project; Once, during field inspection

**Action Indicating Compliance:** Plan approval and issuance of applicable building permit (Preconstruction); Issuance of Certificate of Occupancy of Use of Land (Construction)

### **Increased Noise Levels (Mixed-Use Development)**

Environmental impacts to proposed on-site residential uses from noises generated by proposed on-site commercial uses may result from project implementation. However, the potential impact will be mitigated to a less than significant level by the following measure:

- All exterior walls, including exterior windows of the proposed residential units, shall be built with construction assemblies having a minimum South Transmission Class (STC) 35 for units facing toward La Brea Avenue and a minimum STC 30 for units facing Willoughby Avenue, as needed to meet a 45 dBA (CNEL) for the interior of residential units.

**Enforcement Agency:** Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation)

**Monitoring Agency:** Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation and maintenance)

**Monitoring Phase:** Pre-construction; Construction

**Monitoring Frequency:** Once, at plan check for Project; Once, during field inspection

**Action Indicating Compliance:** Plan approval and issuance of applicable building permit (Preconstruction); Issuance of Certificate of Occupancy of Use of Land (Construction)

## Public Services

### Fire Flows and Hydrants

The Project shall submit a request to the City of Los Angeles Department of Water and Power (LADWP) to determine whether the pressure in the project area is sufficient. If it is not, then upgrades to the existing infrastructure shall be required.

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

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

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Issuance of building permits

### Public Services (Fire)

The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall 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 guest 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.

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

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

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Issuance of building permits

**Public Services (Police – Demolition/Construction Sites)**

Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

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

**Monitoring Agency:** Los Angeles Department of building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspections during construction

**Action Indicating Compliance:** Field inspection sign-off

**Public Services (Police)**

The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

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

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

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Issuance of building permits

**Public Services (Police)**

Upon completion of the Project, the Hollywood Area commanding officer shall be provided with a diagram of each portion of the property. The diagram shall include access routes and any additional information that might facilitate police response.

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

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

**Monitoring Phase:** Post-Construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Issuance of building permits

**Transportation and Traffic****Safety Hazards**

Environmental impacts may result from project implementation due to hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses. However, the potential impacts can be mitigated to a less than significant level by the following measure:

- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- The LAUSD Transportation Branch at (213) 580-2950 must be contacted regarding the potential impact upon existing school bus routes. School buses must have unrestricted access to schools. During the construction phase, truck traffic and construction vehicles may not cause traffic delays for our transported students. During and after construction changed traffic patterns, lane adjustment, traffic light patterns, and altered bus stops may not affect school buses' on-time performance and passenger safety. Because of provisions in the California Vehicle Code, other trucks and construction vehicles that encounter school buses, using red-flashing-lights must-stop-indicators will have to stop. The Project Manager or designee will have to notify the LAUSD Transportation Branch of the expected start and ending dates for various portions of the project that may affect traffic within nearby school areas.
  - a. Contractors must maintain safe and convenient pedestrian routes to all nearby schools. The applicable Pedestrian Route to School map can be found at <http://www.lausd-oehs.org/saferoutestoschools.asp>.

- b. Contractors must maintain ongoing communication with LAUSD school administrators, providing sufficient notice to forewarn children and parents when existing pedestrian and vehicle routes to school may be impacted.
- c. Installation and maintenance of appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety.
- d. Haul routes will not pass by any school, except when school is not in session.
- e. No staging or parking of construction-related vehicles, including worker-transport vehicles, will occur on or adjacent to a school property.
- f. Funding for crossing guards (at contractor's expense) is required when safety of children may be compromised by construction-related activities at impacted school crossings.
- g. Barriers and/or fencing must be installed to secure construction equipment and to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances.
- h. Contractors are required to provide security patrols (at their expense) to minimize trespassing, vandalism, and short-cut attractions.
- i. Information related to school developer fees can be obtained by contacting the LAUSD Developer Fee Office at (213) 743-3670. The District updates this information on a yearly basis.

**Enforcement Agency:** Los Angeles Department of Building and Safety, Los Angeles Bureau of Engineering, Los Angeles Department of Transportation

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

**Monitoring Phase:** Pre-Construction, construction

**Monitoring Frequency:** Once, at plan check for traffic signs and parking and driveway plan, ongoing during construction for LAUSD conditions.

**Action Indicating Compliance:** Issuance of building permit for traffic signs and parking and driveway plan, Issuance of Certificate of Occupancy or Land Use Permit for LAUSD conditions.

### **Inadequate Emergency Access**

Environmental impacts may result from project implementation due to inadequate emergency access. However, these impacts can be mitigated to a less than significant level by the following measure:

- The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.

**Enforcement Agency:** Los Angeles Department of Building and Safety, Los Angeles  
~~Department of Engineering, Los Angeles Department of Transportation~~

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

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Issuance of building permit.

**Inadequate Emergency Access (Hillside Streets – Construction Activities)**

- No parking shall be permitted on the street during Red Flag Days in compliance with the "Los Angeles Fire Department Red Flag No Parking" program.
- All demolition and construction materials shall be stored on-site and not within the public right-of-way during demolition, hauling, and construction operations.

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

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

**Monitoring Phase:** Operational

**Monitoring Frequency:** Ongoing

**Action Indicating Compliance:** None – Ongoing compliance required.

# Regulatory Compliance Measures

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In addition to the Mitigation Measures required of the project, and any proposed Project Design Features, the applicant shall also adhere to any applicable Regulatory Compliance Measures required by law. Listed below is a list of often required Regulatory Compliance Measures. Please note that requirements are determined on a case by case basis, and these are an example of the most often required Regulatory Compliance Measures.

## AESTHETICS

- **Regulatory Compliance Measure RC-AE-3 (Vandalism): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with all applicable building code requirements, including the following:
  - Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
  - The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
  
- **Regulatory Compliance Measure RC-AE-5 (Signage on Construction Barriers): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including but not limited to the following provisions:
  - The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".
  - Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
  - The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

## CULTURAL RESOURCES

- **Regulatory Compliance Measure RC-CR-2 (Archaeological):** If any archaeological materials are encountered during the course of project development, all further development activity shall halt in the areas of archaeological sensitivity (excavation or disturbance may continue in other areas of the Project Site that are not reasonably suspected to overlie adjacent archaeological resources), and:
  - a. The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Register of Professional

Archaeologists (ROPA) or a ROPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.

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

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- c. The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.

Project development activities may resume once copies of the archaeological survey, study or report are submitted to:

SCCIC Department of Anthropology

McCarthy Hall 477 CSU Fullerton

800 North State College Boulevard

Fullerton, CA 92834

A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

- **Regulatory Compliance Measure RC-CR-3 (Paleontological):** If any paleontological materials are encountered during the course of project development, all further development activities shall halt in the areas of paleontological sensitivity (excavation or disturbance may continue in other areas of the Project Site that are not reasonably suspected to overlie adjacent paleontological resources), and:
  - a. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
  - b. The paleontologist's survey, study, or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
  - c. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study, or report.

- d. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- e. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations

A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

- **Regulatory Compliance Measure CR-4 (Human Remains):** If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
  - a. Stop immediately and contact the County Coroner:

1104 N. Mission Road

Los Angeles, CA 90033

323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or

323-343-0714 (After Hours, Saturday, Sunday, and Holidays)
  - b. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
  - c. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
  - d. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
  - e. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;
  - f. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.

## **GEOLOGY AND SOILS**

- **Regulatory Compliance Measure RC-GEO-7:** The project shall comply with the recommendations contained within the geotechnical Engineering Report submitted to the Department of Building and Safety. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the project, and as it may be subsequently amended or modified.

## **NOISE**

- **Regulatory Compliance Measure RC-NO-2**  
The development shall comply with the Noise Insulation Standards of Title 24 of the California Code of Regulations to ensure an acceptable interior noise environment.

## **PUBLIC SERVICES**

### **Schools**

- **Regulatory Compliance Measure RC-PS-1 (Payment of School Development Fee)**  
Prior to issuance of a building permit, the General Manager of the City of Los Angeles, Department of Building and Safety, or designee, shall ensure that the Applicant has paid all applicable school facility development fees in accordance with California Government Code Section 65995.

### **Parks**

- **Regulatory Compliance Measure RC-PS-2 (Increased Demand For Parks Or Recreational Facilities):**
  - (*Apartments*) Pursuant to Section 21.10 of the Los Angeles Municipal Code, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings.

**TRANSPORTATION AND TRAFFIC**

- **Regulatory Compliance Measure RC-TT-2** Projects involving the import/export of 20,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.
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**PUBLIC UTILITIES AND SERVICE SYSTEMS**

All mitigation measures identified in Section 17 of the Mitigated Negative Declaration ENV-2014-4011-MND are subsumed by the following Regulatory Compliance Measure:

- **Regulatory Compliance Measure (Green Building Code):** In accordance with the City of Los Angeles Green Building Code (Chapter IX, Article 9, of the Los Angeles Municipal Code), the Project shall comply with all applicable mandatory provisions of the 2013 Los Angeles Green Code and as it may be subsequently amended or modified.

## Exhibit G – Plans: Renderings, Site Plan, Elevations, and Landscape Plan