
V. MITIGATION MONITORING PROGRAM

AESTHETICS

MM AES-1: As required by LAMC Section 12.40, the site will be required to prepare a Landscape Plan which will address replacement of removed trees.

Monitoring Phase: Pre-Construction, Plan Check
Monitoring Agency: Department of City Planning
Enforcement Agency: Department of Building and Safety

MM AES-2: The owners shall maintain the subject property clean and free of debris and rubbish and to promptly remove any graffiti from the walls, pursuant to LAMC Sections 91.8101-F, 91.8904-1, and 91.1707-E.

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

MM AES-3: The Project is subject to the City of Los Angeles Zoning Code, Lighting Regulations, Chapter 9, Article 3, Section 93.0117, which limits reflective surface areas and the reflectivity of architectural materials used.

Monitoring Phase: Pre-Construction, Plan Check
Monitoring Agency: Department of Building and Safety
Enforcement Agency: Department of Building and Safety

MM AES-4: Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.

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

MM AES-5: All open areas not used for the building, driveways, walls, or similar features shall be attractively landscaped in accordance with a landscape plan prepared by a licensed landscape architect and approved by the appropriate agencies. All landscaped areas shall be maintained in a first class condition at all times.

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

MM AES-6: The landscaped area along the property borders shall include trees spaced a minimum of 15 feet apart, measured from the center of each tree. Trees should be no less than 24-inch-box each.

Monitoring Phase: Pre-Construction, Plan Check
Monitoring Agency: Department of City Planning
Enforcement Agency: Department of Building and Safety

MM AES-7: Rooftop structures should be screened from view and utilities should be installed underground, where feasible.

Monitoring Phase: Pre-Construction, Plan Check
Monitoring Agency: Department of Building and Safety
Enforcement Agency: Department of Building and Safety

MM AES-8: The project should avoid the inclusion of large, blank walls.

Monitoring Phase: Pre-Construction, Plan Check
Monitoring Agency: Department of City Planning
Enforcement Agency: Department of Building and Safety

MM AES-9: Connection between the parking structures and the medical facilities should be physically integrated to provide a non-hazardous and aesthetically pleasing pedestrian entry into the main building.

Monitoring Phase: Pre-Construction, Plan Check
Monitoring Agency: Department of City Planning
Enforcement Agency: Department of Building and Safety

MM AES-10: After obtaining project permit approval, the applicant shall submit final site plans and elevations to the Department of City Planning prior to the issuance of a Building Permit. The Department of City Planning shall compare the final plans with those approved by the City Planning Commission. If the Department of City Planning determines that the final site plans or elevations contain substantial changes, the applicant shall submit the final plans to the Planning Commission for review and approval.

Monitoring Phase: Pre-Construction, Plan Check
Monitoring Agency: Department of City Planning
Enforcement Agency: Department of Building and Safety

MM AES-11: All lighting shall be designed and placed in accordance with applicable Bureau of Engineering and Department of Public Works requirements.

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

MM AES-12: Provision shall be made to include exterior parking structure walls to shield direct glare from automobile headlights into residential areas.

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

MM AES-13: All outdoor lighting, other than signs, should be limited to that required for safety, securing, highlighting, and landscaping.

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

MM AES-14: Low level security lighting should be used in outdoor areas.

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

MM AES-15: Security lighting, as well as both outdoor lighting and indoor parking structure lighting, should be shielded such that the light source will not be visible from off-site locations.

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

MM AES-16: Lighting should be directed on site and light sources shall be shielded so as to minimize visibility from surrounding properties.

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

MM AES-17: Exterior windows should be tinted or contain an interior light-reflective film to reduce visible illumination levels from the building.

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

MM AES-18: Per the 1993 Development Agreement (Section 3.2.g), CSMC must contribute up to \$40,000 towards an Urban Design Program for the area generally bounded by Robertson Boulevard, Beverly Boulevard, Third Street, and San Vicente Boulevard. The purpose of the Urban Design Program is to create a more pedestrian-oriented environment in the area and provide a program of unifying themes and implementation program.

Monitoring Phase: Pre-Construction
Monitoring Agency: Department of City Planning
Enforcement Agency: Department of City Planning

AIR QUALITY

MM AQ-1: The Project will comply with applicable California Air Resources Board (“CARB”) regulations and standards. CARB is responsible for setting emission standards for vehicles sold in California and for other emission sources, such as consumer products and certain off-road equipment. CARB oversees the functions of local air pollution control districts and air quality management districts, which in turn administer air quality activities at the regional and county levels.

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

MM AQ-2: The Project will comply with applicable SCAQMD regulations and standards. The SCAQMD is responsible for monitoring air quality, as well as planning, implementing, and enforcing programs designed to attain and maintain State and federal ambient air quality standards in the District. Programs that were developed include air quality rules and regulations that regulate stationary sources, area sources, point sources, and certain mobile source emissions. SCAQMD is also responsible for establishing stationary source permitting requirements and for ensuring that new, modified, or relocated stationary sources do not create net emission increases.

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

MM AQ-3: The Project will be designed to reduce exposure of sensitive receptors to excessive levels of degraded air quality. Also, the Project will incorporate many “sustainable” or “green” strategies that target sustainable site development, water savings, energy efficiency, green-oriented materials selection, and improved indoor environmental quality, which in turn serve to directly and proactively reduce GHG and other air pollutant emissions. Project Design Features to be incorporated by the Project shall include, but are not limited to, the following or their equivalent:

- The CSMC Campus, including the Project Site, is conveniently located with respect to public transit opportunities. Given the Project Site’s location within an established urban area, access to a number of existing Los Angeles Metro bus lines is available, and a potential Metro Rail station at the northeast corner of the CSMC Campus may be available in the future, thereby reducing traffic, air quality, noise, and energy effects.
- Storm water within the Property, including at the Project Site, is collected, filtered, and re-used for landscaping irrigation within the CSMC Campus, thereby reducing water and energy consumption.
- The West Tower design incorporates light-colored roofing and paving materials which serve to reduce unwanted heat absorption and minimize energy consumption.
- Building materials and new equipment associated with the West Tower are selected to avoid materials that might incorporate atmosphere-damaging chemicals.
- The West Tower energy performance is designed to be 14% more effective than required by California Title 24 Energy Design Standards, thereby reducing energy use, air pollutant emissions and greenhouse gas emissions.
- The West Tower will generate 2.5% of the building’s total energy use through on-site renewable energy sources. On-site renewable energy sources can include a combination of photovoltaic, wind, hydro, wave, tidal, and bio-fuel based electrical production systems, as well as solar thermal and geothermal energy systems.
- The West Tower will use materials with recycled content such that the sum of post-consumer content plus one-half of the pre-consumer content constitutes at least 10% (based on cost) of the total value of the materials in the Project.
- Lighting systems within the West Tower will be controllable to achieve maximum efficiency (e.g., uniform general ambient lighting, augmented with individually controlled task lighting that accommodates user-adjustable lighting levels and automatic shutoff switching).

- The West Tower will be designed to provide occupant thermal comfort dissatisfaction levels above 85%.

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

MM AQ-4: Haul trucks shall be staged in non-residential areas and called to the site by a radio dispatcher. A Haul Route Permit shall be required before haul truck operations are conducted.

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

MM AQ-5: Diesel-powered equipment shall be located as far as possible from sensitive receptors.

Monitoring Phase: Construction
Monitoring Agency: South Coast Air Quality Management District
Enforcement Agency: Department of Building and Safety

MM AQ-6: A temporary wall of sufficient height to reduce windblown dust shall be erected on the perimeter of the construction site.

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

MM AQ-7: Ground wetting shall be required during grading and construction, pursuant to SCAQMD Rule 403. This measure can reduce windblown dust a maximum of 50 percent.

Monitoring Phase: Construction
Monitoring Agency: South Coast Air Quality Management District
Enforcement Agency: Department of Building and Safety

MM AQ-8: Contractors shall cover stockpiles of soil, sand, and similar materials to reduce wind pick-up.

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

MM AQ-9: Construction equipment shall be shut off to reduce idling for extended periods of time when not in use.

Monitoring Phase: Construction
Monitoring Agency: South Coast Air Quality Management District
Enforcement Agency: Department of Building and Safety

MM AQ-10: Low sulfur fuel should be used to power construction equipment.

Monitoring Phase: Construction
Monitoring Agency: South Coast Air Quality Management District
Enforcement Agency: Department of Building and Safety

MM AQ-11: Construction activities shall be discontinued during second stage smog alerts.

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

MM AQ-12: The proposed project shall implement a Transportation Demand Management program consistent with the provisions of SCAQMD Regulation XV.

Monitoring Phase: Occupancy
Monitoring Agency: Los Angeles Department of Transportation
Enforcement Agency: Department of Building and Safety

MM AQ-13: The Medical Center should reduce, to the extent possible, its reliance on hazardous materials.

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

MM AQ-14: The Medical Center should analyze the effect of stack design and exhaust velocity on the dispersion of air toxics.

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

MM AQ-15: New exhaust systems should be designed to place vents at or above the roof level of nearby buildings.

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

MM AQ-16: Conservation with the Los Angeles Department of Water and Power and [The Gas Company] to determine feasible energy conservation features that could be incorporated into the design of the proposed project.

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

MM AQ-17: Compliance with Title 24, established by the California Energy Commission regarding energy conservation standards. Those standards relate to insulation requirements and the use of caulking, double-glazed windows, and weather stripping.

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

MM AQ-18: Thermal insulation which meets or exceeds standards established by the State of California and the Department of Building and Safety should be installed in walls and ceilings.

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

MM AQ-19: Tinted or solar reflected glass would be used on appropriate exposures.

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

MM AQ-20: Heat-reflecting glass on the exterior-facing, most solar-exposed sides of the building, should be used to reduce cooling loads.

Monitoring Phase:	Pre-construction
Monitoring Agency:	Department of City Planning
Enforcement Agency:	Department of Building and Safety

MM AQ-21: Interior and exterior fluorescent [halogen, or other energy efficient type] lighting should be used in place of less efficient incandescent lighting.

Monitoring Phase:	Pre-construction
Monitoring Agency:	Department of City Planning
Enforcement Agency:	Department of Building and Safety

MM AQ-22: A variable air volume system which reduces energy consumption for air cooling and heating for water heating should be used where permitted.

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

MM AQ-23: Air conditioning which will have a 100 percent outdoor air economizer cycle to obtain free cooling during dry outdoor climatic periods should be used.

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

MM AQ-24: Lighting switches should be equipped with multi-switch provisions for control by occupants and building personnel to permit optimum energy use.

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

MM AQ-25: Public area lighting, both interior and exterior, should be used, time controlled, and limited to that necessary for safety.

Monitoring Phase: Pre-construction, Occupancy
Monitoring Agency: Department of Building and Safety
Enforcement Agency: Department of Building and Safety

MM AQ-26: Department of Water and Power recommendations on the energy efficiency ratios of all air conditioning equipment installed should be followed.

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

MM AQ-27: A carefully established and closely monitored construction schedule should be used to coordinate construction equipment movements, thus minimizing the total number of pieces of equipment and their daily movements. This would reduce fuel consumption to a minimum.

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

MM AQ-28: Water or a stabilizing agent shall be applied to exposed surfaces in sufficient quantity to prevent generation of dust plumes.

Monitoring Phase:	Construction
Monitoring Agency:	South Coast Air Quality Management District
Enforcement Agency:	Department of Building and Safety

MM AQ-29: Track-out shall not extend 25 feet or more from an active operation, and track-out shall be removed at the conclusion of each workday.

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

MM AQ-30: A wheel washing system shall be installed and used to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project Site.

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

MM AQ-31: All haul trucks hauling soil, sand, and other loose materials shall maintain at least six inches of freeboard in accordance with California Vehicle Code Section 23114.

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

MM AQ-32: All haul trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions).

Monitoring Phase:	Construction
Monitoring Agency:	South Coast Air Quality Management District
Enforcement Agency:	Department of Building and Safety

MM AQ-33: Traffic speeds on unpaved roads shall be limited to 15 miles per hour.

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

MM AQ-34: Operations on unpaved surfaces shall be suspended when winds exceed 25 miles per hour.

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

MM AQ-35: Heavy equipment operations shall be suspended during first and second stage smog alerts.

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

MM AQ-36: On-site stockpiles of debris, dirt, or rusty materials shall be covered or watered at least twice per day.

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

MM AQ-37: Contractors shall utilize electricity from power poles rather than temporary diesel or gasoline generators, as feasible.

Monitoring Phase:	Construction
Monitoring Agency:	South Coast Air Quality Management District
Enforcement Agency:	Department of Building and Safety

MM AQ-38: Architectural coating shall have a low VOC content, per SCAQMD guidance.

Monitoring Phase:	Construction
Monitoring Agency:	South Coast Air Quality Management District
Enforcement Agency:	Department of Building and Safety

MM AQ-39: Prior to issuance of demolition permits, an asbestos and lead-based paint survey shall be conducted. If ACMs are detected, these materials shall be removed by a licensed abatement contractor and in accordance with all applicable federal, State, and local regulations, including SCAQMD Rule 1403 prior to demolition. If lead-based paint is identified, federal and State construction worker health and safety regulations (including applicable CalOSHA and USEPA regulations) shall be followed during demolition activities. Lead-based paint shall be removed by a qualified lead abatement contractor and disposed of in accordance with existing hazardous waste regulations. If lead-based paint is identified on the building structure to be demolished, near-surface soil samples shall be collected around the structure to determine the potential for residual soil lead contamination, and appropriate remediation shall be completed prior to building construction.

Monitoring Phase:	Pre-construction, Demolition
Monitoring Agency:	South Coast Air Quality Management District
Enforcement Agency:	Department of Building and Safety

NOISE

MM NOI-1: The Project will comply with the City's Noise Ordinance to ensure that construction activities are conducted in accordance with the LAMC.

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

MM NOI-2: Specify the use of quieted equipment in compliance with the applicable provisions of the City of Los Angeles Noise Ordinance No. 156,363.

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

MM NOI-3: Route trucks hauling debris through non-residential areas by approval of the Department of Building and Safety.

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

MM NOI-4: The use of quieted equipment would reduce noise levels by an additional 3 to 6 dBA.

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

MM NOI-5: Limit demolition activities to the hours of 7:00 A.M. to 6:00 P.M., Monday through Friday and from 8:00 A.M. to 6:00 P.M. on Saturday.

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

MM NOI-6: Construct a temporary noise barrier wall along the property line, where feasible, as determined by the Department of Building and Safety.

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

MM NOI-7: Specify that all sound-reducing devices and restrictions be properly maintained throughout the construction period.

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

MM NOI-8: Where temporary noise barriers are infeasible, portable noise panels to contain noise from powered tools shall be used.

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

MM NOI-9: Use rubber-tired equipment rather than track equipment.

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

MM NOI-10: Limit the hours of construction to between 7:00 A.M. and 6:00 P.M., Monday through Friday and between 8:00 A.M. and 6:00 P.M. on Saturday.

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

MM NOI-11: Keep loading and staging areas on site within the perimeter protected by the recommended temporary noise barrier and away from the noise-sensitive sides of the site.

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

MM NOI-12: If feasible, use alternate pile placement methods other than impact pile driving (See MM NOI-22 for a detailed discussion of the feasibility of alternate pile placement methods).

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

MM NOI-13: Installation of sound attenuating devices on exhaust fans, enclosing mechanical equipment, and providing sound absorbing and shielding provisions into the design.

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

MM NOI-14: Construction contracts shall specify that all construction equipment be equipped with mufflers and other suitable noise attenuation devices.

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

MM NOI-15: Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than track equipment).

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

MM NOI-16: Barriers such as plywood structures or flexible sound control curtains extending eight feet in height shall be erected around the perimeter of the Project Site to the extent feasible, to minimize the construction noise.

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

MM NOI-17: Flexible sound control curtains shall be placed around drilling apparatus and drill rigs used within the Project Site, to the extent feasible.

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

MM NOI-18: The construction contractor shall establish designated haul truck routes. The haul truck routes shall avoid noises sensitive receptors, including, but are not limited to residential uses and schools.

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

MM NOI-19: All residential units located within 500 feet of the construction site shall be sent a notice regarding the construction schedule of the Project. A sign, legible at a distance of 50 feet shall also be posted at the construction site. All notices and signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register complaints.

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

MM NOI-20: The construction contractor shall establish a “noise disturbance coordinator” shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would be required to implement reasonable measures such that the complaint is resolved. All notices that are sent to residential units within 500 feet of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator.

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

MM NOI-21: The applicant shall conduct an acoustical analysis to determine if the materials to be used for the proposed Project would reduce interior noise levels by 45 dBA. If the analysis determines that additional noise insulation features are required, the acoustical analysis shall identify the type of noise insulation features that would be required to reduce the interior noise levels by 45 dBA, and the applicant shall incorporate these features into the proposed Project.

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

MM NOI-22: Pile driving activity shall be limited based on the distance of vibration sensitive buildings to the Project Site. For buildings within 35 feet of pile driving activity, contractors shall use caisson drilling to drive piles. For buildings 35 to 55 feet from pile driving activity, contractors shall use sonic or vibratory pile drivers to drive piles. For buildings 55 feet and beyond pile driving activity, contractors may use impact pile drivers.

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

TRANSPORTATION AND CIRCULATION

MM TRF-1: In accordance with Los Angeles Municipal Code Section 91.70067, hauling of construction materials shall be restricted to a haul route approved by the City. The City of Los Angeles will approve specific haul routes for the transport of materials to and from the site during demolition and construction. During this approval process, the Applicant shall coordinate with the Cities of West Hollywood or Beverly Hills, as appropriate, regarding the proposed haul route, if the route is proposed to utilize streets in either city.

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

MM TRF-2: The applicant shall submit site plans to the Department of Transportation (LADOT) and the Bureau of Engineering for approval prior to the issuance of any foundation permit. The site plans shall include highway easements, access locations, and adjacent street improvements.

Monitoring Phase:	Pre-construction
Monitoring Agency:	Los Angeles Department of Transportation
Enforcement Agency:	Bureau of Engineering

MM TRF-3: Applicant shall prepare and submit a Transportation Demand Management ("TDM") plan to LADOT, which will contain measures to achieve a 19 percent reduction in overall P.M. peak hour trips for the entire Cedars-Sinai Medical Center. This plan shall be submitted to and must be approved by LADOT prior to the issuance of any building permits. The TDM Plan shall include, but not be limited to, the following features: transportation allowance, provision of preferential parking for carpools/vanpools, additional financial incentives, purchase of bicycles and related equipment for employees, increased employee participation in Compressed Work Week schedules, expanded employee benefits, visitor transit incentives, and a Guaranteed Ride Home program for ridesharers. Prior to the issuance of any building permit,

the applicant shall execute and record a covenant to the satisfaction of DOT guaranteeing implementation of the DOT approved TDM Plan.

Monitoring Phase: Pre-construction, Construction
Monitoring Agency: Los Angeles Department of Transportation and
Department of City Planning
Enforcement Agency: Bureau of Engineering

MM TRF-4: Driveway plans shall be prepared for approval by the appropriate District Office of the Bureau of Engineering and the Department of Transportation.

Monitoring Phase: Pre-construction
Monitoring Agency: Los Angeles Department of Transportation
Enforcement Agency: Bureau of Engineering

MM TRF-5: Access for the handicapped shall be located in accordance with the requirements of the Handicapped Access Division of the Department of Building and Safety.

Monitoring Phase: Pre-construction
Monitoring Agency: Los Angeles Department of Transportation
Enforcement Agency: Bureau of Engineering

MM TRF-6: Adequate access to site for police shall be provided. A diagram of the site shall be sent to the Police Department for their review, and their recommendations and requirements shall be incorporated into the final design.

Monitoring Phase: Pre-construction
Monitoring Agency: Los Angeles Department of Transportation
Enforcement Agency: Bureau of Engineering

MM TRF-7: Adequate access to site for fire protection service vehicles and personnel shall be provided. A diagram of the site shall be sent to the Fire Department for their review. Emergency access and exit plans shall comply with the recommendation and requirements of the Fire Department.

Monitoring Phase: Pre-construction
Monitoring Agency: Los Angeles Department of Transportation
Enforcement Agency: Bureau of Engineering

MM TRF-8	<p>The applicant should provide safe pedestrian/auto junctures to the satisfaction of the Department of Transportation and the Bureau of Engineering at key intersections, driveway locations, entry points, and within parking areas of the Medical Center.</p> <p>Monitoring Phase: Pre-construction Monitoring Agency: Los Angeles Department of Transportation Enforcement Agency: Bureau of Engineering</p>
MM TRF-9:	<p>Sheltered waiting areas shall be provided by the applicant at bus stops adjacent to the perimeter of the Cedars-Sinai Medical Center campus where no shelter currently exists.</p> <p>Monitoring Phase: Pre-construction Monitoring Agency: Los Angeles Department of Transportation Enforcement Agency: Engineering</p>
MM TRF-10:	<p>Applicant shall coordinate with DOT to identify sidewalks and pedestrian access points for improvement of access from transit stops.</p> <p>Monitoring Phase: Pre-construction Monitoring Agency: Los Angeles Department of Transportation Enforcement Agency: Engineering</p>
MM TRF-11:	<p>Parking/driveway plan. A parking area and driveway plan shall be prepared for approval by the appropriate District Offices of the Bureau of Engineering and the Department of Transportation.</p> <p>Monitoring Phase: Pre-construction Monitoring Agency: Los Angeles Department of Transportation Enforcement Agency: Bureau of Engineering</p>
MM TRF-12:	<p>The design of the on-site parking shall integrate safety features, such as, signs, lights, and striping pursuant to Section 12.21.A5 of the Municipal Code.</p> <p>Monitoring Phase: Pre-construction Monitoring Agency: Los Angeles Department of Transportation Enforcement Agency: Bureau of Engineering</p>
MM TRF-13:	<p>The Driveway and Parking Plan review for the project should be coordinated with the Citywide Planning Coordination Section.</p> <p>Monitoring Phase: Pre-construction Monitoring Agency: Los Angeles Department of Transportation Enforcement Agency: Bureau of Engineering</p>

MM TRF-14: Off-street parking should be provided for all construction-related employees generated by the proposed project. No employees or sub-contractors should be allowed to park on the surrounding residential streets for the duration of all construction activities.

Monitoring Phase: Construction
Monitoring Agency: Los Angeles Department of Transportation
Enforcement Agency: Bureau of Engineering

MM TRF-15: Off-street parking shall be provided free of charge for all construction-related personnel and employees, including without limitation independent contractors, consultants and agents, during the construction phases of the project.

Monitoring Phase: Construction
Monitoring Agency: Los Angeles Department of Transportation
Enforcement Agency: Bureau of Engineering

MM TRF-16: Coordinate temporary location for bus stops on Third Street and Alden Drive with SCRTD [now Metro] during project construction.

Monitoring Phase: Construction
Monitoring Agency: Los Angeles Department of Transportation
Enforcement Agency: Bureau of Engineering

MM TRF-17: Maps of surrounding bus services should be posted at bus stops and other locations where people are likely to view the information, particularly near the Outpatient Diagnostic and Treatment Center, where over 75 percent of the daily new trips are assigned. Information shown should include the location of the closest bus stops, hours of operation, frequency of service, fares, and SCRTD [now Metro] telephone information numbers.

Monitoring Phase: Pre-construction, Construction
Monitoring Agency: Los Angeles Department of Transportation
Enforcement Agency: Bureau of Engineering

MM TRF-18: Sheltered waiting areas should be provided at major bus stops where no shelter currently exists.

Monitoring Phase: Pre-construction
Monitoring Agency: Los Angeles Department of Transportation
Enforcement Agency: Engineering

MM TRF-19: The Medical Center shall coordinate with LADOT to identify sidewalks which should be widened within the campus to encourage pedestrian activity and improve access to transit stops.

Monitoring Phase: Pre-construction
Monitoring Agency: Los Angeles Department of Transportation
Enforcement Agency: Bureau of Engineering

MM TRF-20: Any planned retail sites such as pharmacies, newspaper stands, or food and beverage stands should be located adjacent to major bus stops in order to improve the convenience of using transit.

Monitoring Phase: Pre-construction
Monitoring Agency: Los Angeles Department of Transportation
Enforcement Agency: Bureau of Engineering

MM TRF-21: Coordinate relocation of underground utility lines in the event of encroachment upon same by construction related to the proposed project.

Monitoring Phase: Pre-construction
Monitoring Agency: Building and Safety
Enforcement Agency: Building and Safety

MM TRF-22: The Project Applicant will prepare and implement an Interim Traffic Control Plan ("TCP") during construction.

Monitoring Phase: Construction
Monitoring Agency: Los Angeles Department of Transportation
Enforcement Agency: Bureau of Engineering

MM TRF-23: Prior to obtaining a demolition and/or grading permit, the Project Applicant shall prepare a Construction Traffic Control Plan ("Construction TCP") for review and approval by the LADOT. The Construction TCP shall include the designated haul route and staging area, traffic control procedures, emergency access provisions, and construction crew parking to mitigate the traffic impact during construction. The Construction TCP will identify a designated off-site parking lot at which construction workers will be required to park. A flag person(s) shall be required at the construction site to monitor and assist the ingress and egress of trucks from the site and ensure compliance with the approved haul route. The location of the flag person(s) and warning signs shall be set forth in the TCP.

Monitoring Phase: Pre-construction
Monitoring Agency: Los Angeles Department of Transportation
Enforcement Agency: Department of Building and Safety

MM TRF-24: Int. No. 2: Robertson Blvd./Alden Dr.-Gracie Allen Dr. The applicant shall provide a right-turn-only lane at the northbound approach of Robertson Boulevard at the Alden Drive-Gracie Allen Drive intersection, as well as a right-turn-only lane at the westbound approach of Alden Drive-Gracie Allen Drive at the intersection. The resultant lane configurations at the northbound approach to the intersection will be one exclusive left-turn lane, one through lane and one right-turn-only lane. The resultant lane configurations at the westbound approach to the intersection will be one shared left-turn/through lane and one right-turn-only lane. These improvement measures would require restriping both the northbound and southbound approaches to the intersection; widening the westbound approach along the north side of Alden Drive-Gracie Allen Drive by 2.5 feet for a distance of approximately 100 feet (not including the transition length back to the existing sidewalk width), thereby reducing sidewalk width from the existing 12.5 feet to 10 feet; as well as the removal of on-street parking along the eastside of Robertson Boulevard south of the intersection for a distance of approximately 130 feet (approximately 6 spaces). If implemented, the mitigation measure shall be executed in two phases. First, Alden Drive-Gracie Allen Drive shall be widened and restriped as proposed above. Second, a traffic warrant analysis shall be performed 2 years after full occupancy of the Project to determine the need for a right-turn-only lane at the northbound approach of Robertson Boulevard. If a right-turn-only lane is warranted, the lane shall be implemented as proposed above.

Monitoring Phase:	Construction
Monitoring Agency:	Los Angeles Department of Transportation
Enforcement Agency:	Bureau of Engineering

MM TRF-25: Int. No. 6: George Burns Rd./Beverly Blvd. The applicant shall provide a right-turn-only lane at the eastbound approach of Beverly Boulevard at the George Burns Road intersection, as well as two lanes at the northbound approach of George Burns Road to the intersection. The resultant lane configurations at the eastbound approach to the intersection will be one two-way left-turn lane, two through lanes and one right-turn-only lane. The resultant lane configurations at the northbound approach to the intersection will be one shared left-turn/through lane and one right-turn-only lane. These improvement measures would require widening along the south side of Beverly Boulevard west of the intersection by approximately three feet and the removal of on-street parking for a distance of approximately 55 feet to accommodate the installation of the eastbound right-turn only lane (approximately 4 spaces). The three-foot widening would also reduce the existing sidewalk width from 15 feet to the minimum required 12 feet for a Major Highway Class II for a distance of approximately 100 feet (not including the transition length back to the existing sidewalk width). It must be noted that this intersection is located in the City of West Hollywood, therefore implementation of the recommended mitigation will require approval and cooperation with the City of West Hollywood.

Monitoring Phase:	Construction
Monitoring Agency:	Los Angeles Department of Transportation
Enforcement Agency:	Bureau of Engineering

CUMULATIVE EFFECTS

MM CUM-1: Unless otherwise required and to the satisfaction of the Department of Building and Safety, the Applicant shall install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.

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

MM CUM-2: Unless otherwise required and to the satisfaction of the Department of Building and Safety, the Applicant shall install restroom faucets with a maximum flow rate of 1.5 gallons per minute.

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

MM CUM-3: As otherwise restricted by state or federal regulations, single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system).

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

MM CUM-4: Unless otherwise required, all restroom faucets shall be of a self-closing design, to the satisfaction of the Department of Building and Safety.

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

MM CUM-5: In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:

- Weather-based irrigation controller with rain shutoff;
- Matched precipitation (flow) rates for sprinkler heads;
- Drip/microspray/subsurface irrigation where appropriate;
- Minimum irrigation system distribution uniformity of 75 percent;
- Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials; and
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for irrigated landscape areas totaling 5,000 sf and greater, to the satisfaction of the Department of Building Safety.

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

