
MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan (MMP) has been prepared in accordance with Public Resources Code Section 21081.6, which requires a Lead or Responsible Agency that approves or carries out a project where an EIR has identified significant environmental effects to adopt a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment.” The City of Los Angeles is the Lead Agency for the proposed project.

This MMP is designed to monitor implementation of all feasible mitigation measures as identified in the Draft EIR for the proposed project. Mitigation measures are indicated below and are numbered consistent with the relevant section numbering provided in the Draft EIR. Each mitigation measure is listed and categorized by topic, with an accompanying discussion of the following:

- The phase of the project during which the mitigation measure should be monitored (i.e., Prior to issuance of a building permit, construction, or occupancy);
- The enforcement agency (i.e., the agency with the authority to enforce the mitigation measure); and
- The monitoring agency (i.e., the agency to which mitigation reports involving feasibility, compliance, implementation, and development operation are made).

The project Applicant shall be obligated to provide certification prior to the issuance of site or building plans that compliance with the required mitigation measures has been effected. 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.

LAND USE

No mitigation measures have been recommended.

AESTHETICS: VISUAL QUALITY

IV.B.1-1 The Applicant shall ensure, through appropriate postings and daily visual inspections, that no unauthorized materials (such as graffiti or posters) would be posted on any temporary construction barriers or temporary pedestrian walkways and that such temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

AESTHETICS: LIGHT AND GLARE

IV.B.2-1 The applicant shall prepare a Lighting Plan in coordination with the Department of City Planning to establish lighting standards and guidelines.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

IV.B.2-2 To the extent feasible and consistent with the functions and uses of the Project, the following mitigation measures shall be addressed in the design of the Project's facilities:

- a. Pedestrian-level lighting shall be used adjacent to Olympic Boulevard and Figueroa, 11th, 12th, and Flower Streets.
- b. Floodlights shall be located so as to minimize impacts onto sensitive receptors.
- c. The Applicant shall coordinate with the Bureau of Street Lighting as to whether the streetlights shall be refurbished and/or reinstalled to preserve the character of the community, in addition to providing adequate lighting to motorists and pedestrians.

- d. All new lighting shall be designed to minimize glare and to prevent light impacts upon adjacent sensitive receptors.
- e. The use of highly reflective building materials for the exterior walls of the Project structures shall be minimized.
- f. Use high performance glass with high shading coefficient and low reflectivity, such as Heat Mirror or Low E type glass.
- g. Architectural and/or landscape screening elements shall be incorporated into project design so as to minimize glare impacts on adjacent sensitive receptors.
- h. Parking facilities exits shall be located and designed so as to minimize glare impacts from vehicle headlights on adjacent sensitive receptors.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

AESTHETICS: SHADE/SHADOW

IV.B.3-1 To reduce shading from the Project structures on the Olympic East, Olympic North and Figueroa South Properties, design elements, including roof form, setback, building height and massing, shall be implemented (to the extent feasible and consistent with the functions and uses of the Project) to avoid shading currently unshaded off-site shadow-sensitive uses for more than three hours between the hours of 9:00 A.M. and 3:00 P.M. between late October and early April, or for more than four hours between the hours of 9:00 A.M. and 5:00 P.M. between early April and late October.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

POPULATION, HOUSING, AND EMPLOYMENT

No mitigation measures have been recommended.

DRAINAGE AND SURFACE WATER QUALITY

IV.D-1 Prior to construction activities on any development area, the Applicant shall prepare a master erosion control plan for that developed area, which includes detailed flood control plans, for the City of Los Angeles Department of Public Works, Bureau of Engineering. The plans shall include hydrology/hydraulic calculations and drainage improvement plans, showing quantitatively how projected storm water runoff would not exceed existing design conditions. Such plans shall be reviewed and approved by the City prior to the issuance of building permits.

IV.D-2 The Applicant shall construct catch basins, roof drains, and surface parking drains connecting directly to the existing storm drain system, and any other drainage improvements, as may be required by the Bureau of Engineering.

Monitoring Phase: Construction

Enforcement Agency: Bureau of Engineering

Monitoring Agency: Bureau of Engineering

AIR QUALITY

(1) Construction

(a) Land Clearing/Earth-Moving

IV.E-1 The Applicant shall secure any necessary permits from the SCAQMD.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: SCAQMD

Monitoring Agency: Department of Building and Safety

IV.E-2 Non-toxic soil stabilizers shall be applied according to manufacturers' specifications or vegetation shall be planted on all inactive construction areas (i.e., previously graded areas inactive for 10 days or more and not scheduled for additional construction activities within 12 months) to the extent feasible.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

IV.E-3 Exposed pits (i.e., gravel, soil, dirt) with five percent or greater silt content shall be watered twice daily, enclosed, covered or treated with non-toxic soil stabilizers according to manufacturers' specifications.

Monitoring Phase: Construction

Enforcement Agency: SCAQMD

Monitoring Agency: Department of Building and Safety

IV.E-4 All other active sites shall be watered at least twice daily.

Monitoring Phase: Construction

Enforcement Agency: SCAQMD

Monitoring Agency: Department of Building and Safety

IV.E-5 All grading activities shall cease during second stage smog alerts and periods of high winds (i.e., greater than 25 mph) if soil is being transported to off-site locations and cannot be controlled by watering.

Monitoring Phase: Construction

Enforcement Agency: SCAQMD

Monitoring Agency: Department of Building and Safety

IV.E-6 All trucks hauling dirt, sand, soil, or other loose materials offsite shall be covered or wetted or shall maintain at least two feet of freeboard (i.e., minimum vertical distance between the top of the load and the top of the trailer).

Monitoring Phase: Construction

Enforcement Agency: SCAQMD

Monitoring Agency: Department of Building and Safety

IV.E-7 A construction relations officer shall be appointed by the Applicant to act as a community liaison concerning onsite construction activity, including resolution of issues related to fugitive dust generation.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

IV.E-8 Diesel fueled onsite generators may not be used during construction of the proposed Project.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

(b) Paved Roads

IV.E-9 All construction roads internal to the construction site that have a traffic volume of more than 50 daily trips by construction equipment, or 150 total daily trips for all vehicles, shall be surfaced with base material or decomposed granite, or shall be paved.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

IV.E-10 Streets shall be swept if visible soil material has been carried onto adjacent public paved roads.

Monitoring Phase: Construction

Enforcement Agency: SCAQMD

Monitoring Agency: Department of Building and Safety

IV.E-11 Construction equipment shall be visually inspected prior to leaving the site and loose dirt shall be washed off with wheel washers as necessary.

Monitoring Phase: Construction

Enforcement Agency: SCAQMD

Monitoring Agency: Department of Building and Safety

(c) Unpaved Roads

IV.E-12 Water or non-toxic soil stabilizers shall be applied, according to manufacturers' specifications, as needed to reduce offsite transport of fugitive dust from all unpaved staging areas and unpaved road surfaces.

Monitoring Phase: Construction

Enforcement Agency: SCAQMD

Monitoring Agency: Department of Building and Safety

IV.E-13 Traffic speeds on all unpaved roads shall not exceed 15 mph.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

(2) Operation

IV.E-14 In order to reduce the long-term mobile source emissions associated with the proposed Project, the Applicant shall continue to implement transportation systems management and demand management measures and comply with SCAQMD Rule 2202, which applies to all employers who employ 250 or more persons on a full or part-time basis at a single worksite. This rule, which aims to reduce volatile organic compounds (VOCs), NO_x, and CO, provides employers a menu of options that they can choose from to reduce emissions related to employee commutes.

Monitoring Phase: Occupancy

Enforcement Agency: SCAQMD

Monitoring Agency: SCAQMD

TRANSPORTATION/CIRCULATION: TRAFFIC

(1) Construction

IV.F.1-1 Prior to construction, the Applicant shall, in consultation and cooperation with the South Park Event Coordinating Committee, develop and implement a Construction Management Plan for construction of the Project. The goals of the Construction Management Plan shall be to minimize conflicts with STAPLES Center and Convention Center operations and conflicts and delays in construction of the Project.

The Construction Management Plan shall provide for the coordination of construction staging areas and traffic controls, in order to assist in the orderly flow of pedestrian and vehicular traffic in the Project area, and to/from STAPLES Center and the Convention Center events; and of labor, materials and

construction vehicles to the construction site, including the staging of delivery trucks on public streets surrounding the Project site. The Construction Management Plan shall also address measures to ensure adequate access to STAPLES Center and to the Convention Center, if temporary lane closures on adjacent roadways are required.

Prior to full implementation of mitigation measures in this section, the Construction Management Plan should consider the use of temporary operational techniques (e.g., coning, temporary/changeable signs, etc.), as appropriate to the circulation needs of particular events.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

(2) Operation

IV.F.1-2 Blaine Street/11th Street/SR-110 Southbound On-Ramp. The Project would create a significant traffic impact in the P.M. peak hour at this location, changing the V/C ratio from 0.831, LOS D to 0.895, LOS D. Lane re-striping or street widening of either 11th Street (westbound) or Blaine Street (southbound) is not possible at this location without taking additional right-of-way, which is not considered feasible. However, it is possible to improve the freeway on-ramp from its current one lane configuration to a two-lane configuration. The ramp would be widened to two lanes, probably involving a retaining wall on the west side. This will increase storage capacity on the on-ramp and should benefit operation of the intersection. It is also proposed to re-stripe the eastbound approach on 11th Street from the current one through lane and one shared through/right turn lane to provide one shared through/right turn lane and one exclusive right turn lane. These proposed measures would partially mitigate the impact at this location. It would improve operations at the intersection and reduce the V/C ratio from 0.895, LOS D to 0.868, LOS D, although the impact would remain significant.

Monitoring Phase: Operation

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

IV.F.1-3 Cherry Street & Pico Boulevard. The Project would cause a significant impact at this location in both the P.M. peak hour and the Saturday evening peak hour. The proposed mitigation measure is to widen the northbound approach on Cherry Street at this intersection, which currently provides an exclusive left lane, one

shared through/left lane, one shared through/right lane, and an exclusive right turn lane, and re-stripe to provide two exclusive left turn lanes, two through lanes, and an exclusive right turn lane. This mitigation measure would eliminate the significant impact at this intersection in both the P.M. peak hour and the Saturday evening peak hour.

Monitoring Phase: Operation

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

IV.F.1-4 Georgia Street & Olympic Boulevard. The Project would cause a significant impact at this location in both the P.M. peak hour and the Saturday evening peak hour, although in both cases the level of service would remain LOS C with a V/C ratio of 0.762 in the P.M. peak hour, and 0.727 in the Saturday evening peak hour. The project mitigation measure is to widen Olympic Boulevard on the south side of the street and re-stripe the westbound approach on Olympic Boulevard to provide a dual left turn lane, rather than the current single left turn lane. This would eliminate the impact during the Saturday evening peak hour. It would not change the LOS in the P.M. peak hour and the significant impact would remain, although the intersection would operate at LOS C, which would be an acceptable operating condition.

Monitoring Phase: Operation

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

IV.F.1-5 Francisco Street & Olympic Boulevard. The Project would cause significant impacts at this intersection in both the P.M. peak hour and the Saturday evening peak hour, although in both cases the level of service would be LOS C, which would remain an acceptable operating condition. With the Project, the V/C ratio would be 0.704 in the P.M. peak hour, and 0.770 in the Saturday evening peak hour. The proposed mitigation measure is to widen Olympic Boulevard on the south side of the street and re-stripe the westbound approach to provide a dual left turn lane (into the Project driveway). Also, to provide a four-lane Project driveway, configured for two inbound lanes and two outbound lanes to the underground parking garage. The outbound lanes should be striped for a shared left through/right turn lane and an exclusive right turn lane. Immediately to the west of the Project driveway, provide a one lane southbound entry to the on-site surface driveway into the site. Also, re-stripe the southbound approach on Francisco Street from the current single shared left/through/right lane to one exclusive left turn lane and a shared through/right lane. These measures would partially mitigate the Saturday evening peak hour impact, reducing the V/C ratio from 0.770, LOS C to 0.747, LOS C, and would not materially change the P.M.

peak hour operating condition. No further mitigation is proposed for two reasons. Firstly, LOS C would remain an acceptable operating condition. Secondly, while providing a wider exit driveway from the Project (additional exit lane) would improve the LOS, it would degrade the pedestrian environment and so is not recommended.

Monitoring Phase: Operation

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

IV.F.1-6 Figueroa Street & Olympic Boulevard. The Project would cause a significant impact at this intersection in both the P.M. peak hour and the Saturday evening peak hour. In the P.M. peak hour the V/C ratio would be increased from 0.820, LOS C to 0.993, LOS E, while in the Saturday evening peak hour it would increase from 0.604, LOS B to 0.778, LOS C. The proposed mitigation measure is to re-stripe the eastbound approach on Olympic Boulevard, which currently provides an exclusive left turn lane, three through lanes, and an exclusive right turn lane, to provide two exclusive left turn lanes, two through lanes, and a shared through/ right turn lane. Also, to widen the westbound approach on Olympic Boulevard and re-stripe the approach, which currently provides an exclusive left turn lane, two through lanes, and a shared through/right turn lane, to provide an exclusive left turn lane, three through lanes, and an exclusive right turn lane. In addition, lengthen the existing northbound left turn on Figueroa Street. These measures would fully mitigate the Saturday evening peak hour impact, reducing the V/C ratio from 0.778, LOS C to 0.656, LOS B. In the P.M. peak period, they would partially mitigate the impact and would reduce the V/C ratio from 0.993, LOS E, to 0.871, LOS D, although a significant impact would remain.

Monitoring Phase: Operation

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

IV.F.1-7 Grand Avenue & 11th Street. The Project would cause a significant impact at this intersection in the P.M. peak hour, increasing the V/C ratio from 0.591, LOS A to 0.704, LOS C. The proposed mitigation measure is to re-stripe the westbound approach on 11th Street from one shared left/through lane and one exclusive through lane, to provide one exclusive left turn lane, and two through lanes. This measure would fully mitigate the impact at this location.

Monitoring Phase: Operation

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

The following mitigation measures are recommended to ensure that the residential neighborhood to the west of the Harbor Freeway is protected from significant traffic and parking impacts:

IV.F.1-8 The Applicant shall fund up to \$100,000 for studies, evaluations, and implementation of a Neighborhood Traffic Management Plan, if necessary. Such actions would be carried out under direction of the LADOT, with the participation of the Applicant. The Applicant would post a bond for the \$100,000 and monies would be released as a plan or individual measures are agreed upon and implemented. After a period of three years from the opening of the Project, the bond would be terminated and/or any unused monies returned to the Applicant. This program would include both traffic management measures, as well as the implementation of any residential permit parking district programs requested by the neighborhoods and approved by LADOT.

Monitoring Phase: Operation

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

In addition to the measures identified above that would directly mitigate and/or avoid significant impacts, the following general mitigation measures shall be implemented, which would help traffic flow in the area and lessen the magnitude of unmitigated impacts:

IV.F.1-9 The Applicant shall enhance connections and linkages to transit, particularly including physical linkages to the Metro Blue Line Station at Flower Street/Pico Boulevard, as well as directional signage to bus and rail lines, and the provision of landscaped bus stops with passenger amenities such as benches, shaded areas, and electronic real-time transit information.

Monitoring Phase: Operation

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

IV.F.1-10 The Applicant will install six new bus shelters throughout the project area, at locations to be agreed between the Applicant, LADOT, and LACMTA. These will be City standard bus shelters at a minimum, although the Applicant may modify the design to fit in with the overall urban design/streetscape of the Project with the approval of the City.

Monitoring Phase: Operation
Enforcement Agency: Department of Transportation
Monitoring Agency: Department of Transportation

IV.F.1-11 The Applicant will provide up to two transit information kiosks on-site (one on the Olympic properties and one on the Figueroa properties) for the purpose of providing information about the available transit in the area, and of dispensing tickets/passes, if feasible.

Monitoring Phase: Operation
Enforcement Agency: Department of Transportation
Monitoring Agency: Department of Transportation

IV.F.1-12 The Applicant will install 30-foot wide crosswalks at Figueroa Street/Olympic Boulevard, Figueroa Street/Pico Boulevard, 12th Street/Flower Street, and Pico Boulevard/Flower Street, where and as feasible.

Monitoring Phase: Operation
Enforcement Agency: Department of Transportation
Monitoring Agency: Department of Transportation

IV.F.1-13 The Applicant shall initiate and maintain a transportation demand management program that will actively promote the use of transit and rideshare, including providing project employees and visitors with transit and rideshare information.

Monitoring Phase: Operation
Enforcement Agency: Department of Transportation
Monitoring Agency: Department of Transportation

IV.F.1-14 The Applicant shall provide off-site parking for employees (to the north, east and south of the Project) along with shuttle bus service from parking locations to the Project site.

Monitoring Phase: Operation
Enforcement Agency: Department of Transportation
Monitoring Agency: Department of Transportation

IV.F.1-15 The Applicant shall provide fixed signage on access/egress corridors to the project to help direct inbound traffic to parking facilities, and outbound traffic to arterials and freeway ramps, up to a total of \$25,000.

Monitoring Phase: Operation

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

IV.F.1-16 The Applicant shall participate in providing up to three additional changeable message signs (CMS), if necessary, on the surface street system in the Project area, that will be linked into the existing Traffic Operations Center (TOC), that will help direct traffic and ensure smooth traffic flows during Convention Center and STAPLES Center events and during closures of 11th Street.

Monitoring Phase: Operation

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

IV.F.1-17 The Applicant will participate with Caltrans to provide one additional changeable message sign (CMS) on the freeway mainline system, if Caltrans determines it to be necessary or desirable.

Monitoring Phase: Operation

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

IV.F.1-18 The Applicant will coordinate with Caltrans and LADOT to develop fixed and changeable signage programs to direct traffic to utilize the various different freeway off-ramps in the Project area, where necessary.

Monitoring Phase: Operation

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

IV.F.1-19 The Applicant shall participate in the existing South Park Event Parking & Circulation Management Plan, and the ongoing traffic management activities coordinated by the South Park Event Coordination Committee.

Monitoring Phase: Operation

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

In order to facilitate the closure of 11th Street between Georgia Street and Figueroa Street, on a regular basis outside the morning and evening peak periods, the Applicant shall implement the following improvements:

IV.F.1-20 Develop a Traffic Control Plan, requiring LADOT approval, prior to completion and public use of the plaza to the north of 11th Street. Among the potential measures that could be included in the plan are the following (subject to the approval of LADOT):

- Implement pop-up bollards on 11th Street west of Figueroa Street and east of Georgia Street to prevent traffic entering 11th Street between Georgia and Figueroa during closure periods.

Monitoring Phase: Operation

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

- Add electronic signs to signal poles and signal mast arms at the intersections of 11th Street/Figueroa Street and 11th Street/Georgia Street, to indicate “No Entry,” “Turn Left,” and “Turn Right” during street closures.

Monitoring Phase: Operation

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

- Add changeable message signs at locations to be determined by LADOT, advising motorists of alternate routes to 11th Street during street closures. Such signs would be located in the immediate vicinity of the block of 11th Street to be closed, at the following intersections: 11th Street and Figueroa Street; Olympic Boulevard and Figueroa Street; Olympic Boulevard and Georgia Street; and 11th Street and Georgia Street.

Monitoring Phase: Operation

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

- Add similar signs on the street approaches to the block of 11th Street to be closed to give motorists advance warning and information of alternate routes, such as at the following locations: 11th Street, east of Flower Street; 11th Street, east of Olive Street; and Cherry Street, south of 12th Street.

Monitoring Phase: Operation

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

- If necessary, provide additional temporary measures, such as coning temporary traffic lanes, at the following locations: Olympic Boulevard and Figueroa Street; Olympic Boulevard and Georgia Street; 11th Street and Georgia Street; and 11th Street and Figueroa Street.

Monitoring Phase: Operation

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

TRANSPORTATION/CIRCULATION: PARKING

(1) Construction

- IV.F.2-1** The Applicant shall develop a Construction Management Plan, which shall provide for the coordination of construction areas and the replacement of STAPLES Center parking prior to commencing construction. During Project utility relocation, existing street parking shall be retained wherever possible.

Monitoring Phase: Construction

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

- IV.F.2-2** As part of the Construction Management Plan, measures to minimize parking impacts to STAPLES Center and other land uses in the area shall be developed (for example, the provision of permanent or temporary replacement parking). Delays in construction of the Project shall be avoided to the fullest possible extent.

Monitoring Phase: Construction

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

(2) Operation

IV.F.2-3 The Applicant shall provide employee parking off-site to the northeast or south of the Project site in leased and/or owned spaces. The employees would be transported to the Project site by a shuttle bus system similar to that currently used for STAPLES Center employees. The off-site employee parking program would accommodate approximately 550 daytime employee spaces and 775 nighttime employee spaces.

Monitoring Phase: Operation

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

IV.F.2-4 The Project shall participate in the South Park Event Coordinating Committee, to coordinate parking management issues.

Monitoring Phase: Operation

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

TRANSPORTATION/CIRCULATION: PEDESTRIAN SAFETY

IV.F.3-1 The Applicant shall develop a Construction Management Plan, which shall provide for the coordination of construction areas and safe pedestrian movement throughout the Project area such that adequate and safe pedestrian access is maintained to STAPLES Center, the Convention Center and surrounding land uses during construction.

Monitoring Phase: Construction

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

HAZARDOUS MATERIALS

IV.G-1 Further investigation by a registered environmental professional of the potential soil and/or groundwater contamination on 1240 South Figueroa Street (APN

5138-025-004), 844 West Olympic Boulevard (APN 5138-009-002), and 931 West Olympic Boulevard (APN 5138-005-008) shall be conducted in accordance with the RWQCB, where applicable. Any required remedial action recommended by the registered environmental professional and approved by the RWQCB for any contamination discovered during these investigations shall be fully implemented and documented.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: RWQCB

Monitoring Agency: RWQCB

IV.G-2 Coordination of ongoing remediation activities with proposed Project construction shall be performed to ensure that soil cleanup is not stopped or impeded.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

IV.G-3 Removal of any asbestos-containing materials found in the only two site structures (Figueroa Central Properties) shall be conducted in accordance with the requirements of South Coast Air Quality Management District Rule 1403. Specific requirements of Rule 1403 include:

- a. Implementation of a thorough survey of the affected facility prior to issuance of permits for any demolition or renovation activity, including inspection, identification, and quantification of all friable and certain non-friable asbestos-containing materials.
- b. Surveys which include collection and analyses of representative asbestos building material samples, and quantification of these materials for asbestos abatement purposes prior to or during demolition.
- c. Notification of the SCAQMD of the intent to demolish or renovate any facility at least ten days prior to commencing with the activity.
- d. Removal of all asbestos-containing materials prior to any demolition or renovation activity that would break up, dislodge, or similarly disturb the material.
- e. Use of prescribed procedures when removing asbestos-containing materials.

- f. Placement of all collected asbestos-containing materials in leak-tight containers or wrapping.
- g. Transportation and disposal of asbestos-containing materials as required by applicable regulations.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

- IV.G-4** Lead-based paint assessments of the only two remaining structures on the Project Site (Figueroa Central Properties) shall be conducted prior to issuance of permits for any demolition activity involving a particular structure. These assessments will include use of x-ray fluorescent technology to identify buildings with lead-based paint. Lead-based paint found in any buildings shall be removed and disposed of as a hazardous waste in accordance with all applicable regulations.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

- IV.G-5** In the event that previously undiscovered contaminated soil or hazardous materials are encountered at the Project site during construction, identification and remediation procedures would be developed in accordance with applicable federal, State and City regulations, which would ensure that the potential for the risk of upset would be below a level of significance.

Monitoring Phase: Construction

Enforcement Agency: Fire Department

Monitoring Agency: Fire Department

NOISE

(1) Construction

- IV.H-1** On-site construction activity that generates noise in excess of 75 dBA at a distance of 50 feet shall be limited to between 7:00 A.M. and 9:00 P.M. Monday through Friday and 8:00 A.M. and 6:00 P.M. on Saturdays, unless the City extends such hours.

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

IV.H-2 The Los Angeles Unified School District shall be provided with a construction schedule.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety; Los Angeles Unified School District

IV.H-3 All construction equipment shall be in proper operating condition and fitted with standard factory silencing features.

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

IV.H-4 Sound blankets shall be used on all construction equipment for which use of sound blankets is technically feasible.

IV.H-5 If noise levels from construction activity are found to exceed 75 dBA at the property line of an adjacent property and construction equipment is left stationary and continuously operating for more than one day, a temporary noise barrier shall be erected between the noise source and receptor.

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

IV.H-6 All construction truck traffic shall be restricted to truck routes approved by the City of Los Angeles Department of Building and Safety, which shall avoid residential areas and other sensitive receptors to the extent feasible.

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

(2) Operation

IV.H-7 Entrances and exits from parking lots in the Olympic and Figueroa Properties parking areas shall be located to minimize impact on residential, motel, or hotel units.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

IV.H-8 As part of the *South Park Area Parking and Circulation Management Plan (PCMP)*, an operational traffic plan shall be implemented which minimizes the amount of Project generated traffic passing by sensitive receptors by providing traffic control personnel to direct departing vehicles along corridors that will have the least impact on sensitive receptors in the area.

Monitoring Phase: Operation

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

IV.H-9 All events in the Central Plaza that would involve the use of public address systems shall be required to obtain a permit from the City for operating amplified sound and speech equipment.

Monitoring Phase: Operation

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

PUBLIC SERVICES: FIRE**(1) Construction**

IV.I.1-1 The Applicant shall ensure that during construction, LAFD access will remain clear and unobstructed.

Monitoring Phase: Construction

Enforcement Agency: Fire Department

Monitoring Agency: Fire Department

IV.I.1-2 Proposed roadway modifications shall be reviewed by the LAFD to assure adequate access to the Project site and adjacent uses.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Fire Department

Monitoring Agency: Fire Department

IV.I.1-3 The DWP shall conduct a flow test prior to the issuance of certificates of occupancy to determine whether the existing water system meets fire flow requirements imposed by the Fire Department for the Project. The Applicant shall undertake and complete those required improvements identified by the DWP as a result of findings of the flow test.

Monitoring Phase: Prior to issuance of certificates of occupancy

Enforcement Agency: Fire Department

Monitoring Agency: Fire Department

(2) Operations

IV.I.1-4 The proposed Project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the *Fire Protection and Fire Prevention Plan Element*, as well as the *Safety Element*, both of which are elements of the General Plan of the City of Los Angeles.

Monitoring Phase: Construction and Operation

Enforcement Agency: Fire Department

Monitoring Agency: Fire Department

IV.I.1-5 The Applicant shall submit definitive plans and specifications to the LAFD and requirements for necessary permits shall be satisfied prior to commencement of any portion of the proposed Project.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Fire Department

Monitoring Agency: Fire Department

IV.I.1-6 The Project shall provide access for LAFD apparatus and personnel to and into all structures shall be required. At least two different ingress/egress roads for each area, which will accommodate major fire apparatus and provide for major

evacuation during emergency situations, shall be required. Additional vehicular access may be required by the LAFD where buildings exceed 28 feet in height.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Fire Department

Monitoring Agency: Fire Department

IV.I.1-7 The Applicant shall submit plans that show proposed access road(s) and turning area(s) for LAFD approval.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Fire Department

Monitoring Agency: Fire Department

IV.I.1-8 Project development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan D-22549.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Fire Department

Monitoring Agency: Fire Department

IV.I.1-9 Project design shall use standard cut-corners on all street corners to permit easy turning access for LAFD vehicles.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Fire Department

Monitoring Agency: Fire Department

IV.I.1-10 Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of an LAFD aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Fire Department

Monitoring Agency: Fire Department

IV.I.1-11 Fire lanes, where required, and dead-ending streets shall terminate in a cul-de-sac or other approved turning area. No fire lane or dead ending street shall be greater than 700 feet in length or secondary access shall be required.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Fire Department

Monitoring Agency: Fire Department

IV.I.1-12 All access roads, including fire lanes, shall be maintained in an unobstructed manner, and removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05. of the *Los Angeles Municipal Code*.

Monitoring Phase: Operation

Enforcement Agency: Fire Department

Monitoring Agency: Fire Department

IV.I.1-13 Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance, or exit of individual units.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Fire Department

Monitoring Agency: Fire Department

IV.I.1-14 To accommodate an LAFD apparatus, if necessary, the minimum outside radius of paved surface shall be 35 feet. An additional six feet of clear space must be maintained beyond the outside radius to a vertical point 13 feet 6 inches above the paved surface of the roadway.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Fire Department

Monitoring Agency: Fire Department

IV.I.1-15 Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Fire Department

Monitoring Agency: Fire Department

IV.I.1-16 No building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Fire Department

Monitoring Agency: Fire Department

IV.I.1-17 Adequate off-site public and on-site private fire hydrants may be required. Their number and location are to be determined after the LAFD's review of the Project's plot plan. The maximum distance between fire hydrants on roads and fire lanes in a regional commercial area is 300 feet.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Fire Department

Monitoring Agency: Fire Department

IV.I.1-18 A new or modified Parking and Circulation Management Plan which addresses vehicle and pedestrian flows for Project-related events (see Section IV.F.1, Traffic) shall also identify measures for ensuring LAFD access to the Project site, parking lots, and the immediate vicinity during the post-event period.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Fire Department

Monitoring Agency: Fire Department

PUBLIC SERVICES: POLICE

IV.I.2-1 The Applicant shall ensure that during construction, LAPD access will remain clear and unobstructed.

Monitoring Phase: Construction

Enforcement Agency: Police Department

Monitoring Agency: Police Department

IV.I.2-2 Proposed roadway modifications shall be reviewed by the LAPD to assure adequate access to the proposed Project and adjacent uses.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Police Department

Monitoring Agency: Police Department

IV.I.2-3 The Applicant shall provide security features on the construction site(s), such as guards, fencing, and locked entrances.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Police Department

Monitoring Agency: Police Department

IV.I.2-4 The Applicant shall submit plot plans for all proposed development to the Los Angeles Police Department's Crime Prevention Section for review and comment. Security features subsequently recommended by the LAPD shall be implemented to the extent feasible.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Police Department

Monitoring Agency: Police Department

V.I.2-5 The Applicant shall file building plans with the LAPD Central Area Commanding Officer. Plans shall include access routes, floor plans, and any additional information that might facilitate prompt and efficient police response.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Police Department

Monitoring Agency: Police Department

IV.I.2-6 Alarms and/or locked gates shall be installed on doorways providing public access to commercial facilities.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Police Department

Monitoring Agency: Police Department

IV.I.2-7 Landscaping shall not be planted in a way that could provide cover for persons tampering with doors or windows of commercial facilities, or for persons lying in wait for pedestrians or parking garage users.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Police Department

Monitoring Agency: Police Department

IV.I.2-8 Additional lighting shall be installed where appropriate, including on the Project site and in parking garages, as determined in consultation with the LAPD.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Police Department

Monitoring Agency: Police Department

IV.I.2-9 Safety features shall be incorporated into project design to assure pedestrian safety, assist in controlling pedestrian traffic flows, and avoid pedestrian/vehicular conflicts on-site. Safety measures may include provision of security and traffic control personnel; approved street closures for special events or peak pedestrian activity; clearly designated, well-lighted pedestrian walkways on-site; special street and pedestrian-level lighting; physical barriers (e.g., low walls, landscaping), particularly around the perimeter of the parking garages, to direct pedestrians to specific exit locations that correspond to designated crosswalk locations on adjacent streets; guide signs for Project site-bound pedestrians approaching the site from the Pico Blue Line Metro station; and provision of an on-site bus passenger drop-off facility.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Police Department

Monitoring Agency: Police Department

IV.I.2-10 The Applicant shall develop and implement a new or modified Security Plan to minimize the potential for on-site crime and the need for LAPD services. The plan would outline the security services and features to be implemented, as determined in consultation with the LAPD. The following shall be included in the plan:

- a. Provision of an on-site security force that would monitor and patrol the Project site. During operational hours, security officers shall perform pedestrian, vehicular, and/or bicycle patrols.

- b. Implementation of a video camera surveillance system and/or a closed-circuit television system;
- c. Additional security features shall be incorporated into the design of proposed parking facilities, including “spotters” for parking areas and ensuring the availability of sufficient parking either on- or off-site for all building employees and anticipated patrons and visitors;
- d. Security lighting incorporating good illumination and a minimum of dead space in the design of entryways, seating areas, lobbies, elevators, service areas, and parking areas to eliminate areas of concealment. Security lighting shall be full cutoff fixtures which minimize glare from the light source and provide light downward and inward to structures to maximize visibility;
- e. Provision of lockable doors at appropriate Project entryways, offices, retail stores, and restaurants;
- f. Installation of alarms at appropriate Project entryways and ancillary commercial structures;
- g. The City shall approve all businesses desiring to sell or allow consumption of alcoholic beverages through specific plan regulation or issuance of one or more Conditional Use Permits;
- h. Accessibility for emergency service personnel and vehicles into each structure, and provision to the Central Area Commanding Officer of detailed diagram(s) of the Project site, including access routes, unit numbers, and any information that would facilitate police response.
- i. In addition, security procedures regarding initial response, investigation, detainment of crime suspects, LAPD notification, crowd and traffic control, and general public assistance shall be outlined in the Security Plan. The plan would be subject to review by the LAPD, and any provisions pertaining to access would be subject to approval by the Los Angeles Department of Transportation.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Police Department

Monitoring Agency: Police Department

- IV.I.2-11** The Applicant shall develop and implement an Emergency Procedures Plan to address emergency concerns and practices. The plan shall be subject to review by the LAPD, and any provisions pertaining to access would be subject to approval by the City of Los Angeles Department of Transportation.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Police Department

Monitoring Agency: Police Department

IV.I.2-12 A new or modified Parking and Circulation Management Plan which addresses vehicle and pedestrian flows for Project-related events (see Section IV.F.1, Traffic) shall also identify measures for ensuring Police Department access to the Project site, parking lots, and the immediate vicinity during the post-event period. Traffic control personnel may be provided on adjacent roadways and in parking areas during Project-related events and immediately preceding and following events to help prevent vehicles and pedestrians from obstructing emergency access.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Police Department

Monitoring Agency: Police Department

IV.I.2-13 The Applicant shall complete an annual assessment of off-site Project related crime, in coordination with the LAPD, subject to the approval of the City Planning Department, and in response develop and implement additional security measures.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Police Department

Monitoring Agency: Police Department

PUBLIC SERVICES: SCHOOLS

No mitigation measures have been recommended.

PUBLIC SERVICES: PARKS & RECREATION

IV.I.4-1 The Project shall incorporate project design features such as plazas, terraces and paseos that encourage access to a variety of open space uses for residents and visitors to the Project site.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Department of Recreation and Parks

Monitoring Agency: Department of Recreation and Parks

IV.I.4-2 The Applicant shall pay required fees to the City of Los Angeles Recreation and Parks Department for the purpose of providing future parks and open space in the Central City area, subject to a credit for publicly available open space uses provided by the Project.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Department of Recreation and Parks

Monitoring Agency: Department of Recreation and Parks

UTILITIES: WATER

IV.J.1-1 The Project and occupants shall adhere to all applicable DWP rules and regulations. The DWP shall be consulted regarding feasible water conservation features, including xeriscape practices (e.g. use of drought-tolerant landscaping and drip irrigation systems), which can be incorporated into the design of the project. All necessary infrastructure improvements shall be constructed to meet the requirements of the DWP.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Department of Water and Power

Monitoring Agency: Department of Water and Power

IV.J.1-2 Automatic sprinkler systems shall be set to irrigate landscaping during morning or evening hours to reduce water losses from evaporation. Sprinklers shall be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.

Monitoring Phase: Operation

Enforcement Agency: Department of Water and Power

Monitoring Agency: Department of Water and Power

IV.J.1-3 The DWP shall conduct a flow test prior to the issuance of certificates of occupancy to determine whether the existing water system meets fire flow requirements imposed by the Fire Department for the Project. The Applicant shall undertake and complete those required improvements identified by the DWP as a result of findings of the flow test.

Monitoring Phase: Prior to issuance of certificates of occupancy

Enforcement Agency: Department of Water and Power

Monitoring Agency: Department of Water and Power

IV.J.1-4 The Applicant shall obtain a DWP Letter of Service prior to issuance of building permits.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Department of Water and Power

Monitoring Agency: Department of Water and Power, Department of City Planning

UTILITIES: SEWER

IV.J.2-1 The Applicant shall comply with procedural requirements of City ordinances regulating connections to the City sewer system (e.g., Ordinance No. 166,060).

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Bureau of Sanitation

Monitoring Agency: Bureau of Sanitation

IV.J.2-2 All necessary infrastructure improvements shall be constructed to meet the requirements of the Department of Public Works.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Bureau of Sanitation

Monitoring Agency: Bureau of Sanitation

IV.J.2-3 The Applicant shall comply with all provisions of Ordinance No. 162,532, which reduces water consumption levels, thereby restricting wastewater flows. Water saving devices to be installed shall include low flow toilets and plumbing fixtures that prevent water loss.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Bureau of Sanitation

Monitoring Agency: Bureau of Sanitation

IV.J.2-4 The Applicant shall develop and implement a construction management plan for any temporary lane closures that may be necessary (including temporary coning, signing, road striping, signalization, etc.), to assist in the orderly flow of

vehicular and pedestrian traffic in the project area, and to ensure the maintenance of adequate access to STAPLES Center and the Convention Center.

UTILITIES: SOLID WASTE

IV.J.3-1 Prior to the issuance of building permits, a Recycling and Resource Recovery Plan shall be prepared to coordinate resource conservation and recycling for the Project. Prior to implementing this plan, it shall be reviewed and approved by the City of Los Angeles Department of Public Works, Solid Resources Citywide Recycling Division. The plan shall include the following:

- a. A recycling program shall be designed to reduce the amount of solid waste going to landfills, in line with the City's goals and continued efforts towards a Citywide 50 percent waste reduction rate over 1990 waste diversion levels.
- b. Measures for maximizing the recycling of demolition and construction debris, including a proposed layout for source separation of materials and recycling bins at the Project site and utilization of prospective contractor(s) specializing in demolition and construction waste management shall be implemented, to the extent feasible.
- c. Recycling bins and chutes shall be provided at appropriate locations to promote the recycling of paper, metal, glass, and other recyclable materials.
- d. An education/outreach program for all Project employees shall be instituted to reduce the output of solid waste through recycling and reduction of waste at the source.
- e. Promote recycling to patrons.

Monitoring Phase: Prior to issuance of building permits

Enforcement Agency: Bureau of Sanitation

Monitoring Agency: Bureau of Sanitation

IV.J.3-2 Trash compaction facilities shall be provided in all occupied structures, where deemed feasible.

Monitoring Phase: Operation

Enforcement Agency: Bureau of Sanitation

Monitoring Agency: Bureau of Sanitation

IV.J.3-3 Yard waste management techniques shall be incorporated into the maintenance of the Project, including use of drought tolerant plants and mulching or composting of regular landscape maintenance waste where appropriate.

Monitoring Phase: Operation

Enforcement Agency: Bureau of Sanitation

Monitoring Agency: Bureau of Sanitation

GEOLOGIC AND SEISMIC HAZARDS

(1) Construction

IV.K-1 A State-certified geologist shall review all excavations for evidence indicative of faulting, or seismically-induced ground deformation. If during grading, an active fault is determined to extend through the area, appropriate building setbacks from the fault line shall be established.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

(2) Operation

IV.K-2 An assessment of the potential for subsidence at the Project site shall be conducted as part of the geotechnical evaluation.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

IV.K-3 To assist in response to a seismic event, an emergency response and building-specific evacuation plan for Project structures shall be developed in coordination with the Los Angeles Fire Department prior to the Certificate of Occupancy being granted by the City of Los Angeles. Such information shall be disseminated to employees to reduce the potential for human injury.

Monitoring Phase: Prior to issuance of certificate of occupancy

Enforcement Agency: Fire Department

Monitoring Agency: Fire Department

- IV.K-4** To assist in response to a seismic event, an emergency response and building-specific evacuation diagram for Project structures shall be posted in each on-site building. Such signage shall be posted in appropriate locations to reduce the potential for injury to visitors and employees.

Monitoring Phase: Operation

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

ARCHITECTURAL/HISTORIC RESOURCES

- IV.L-1** If unknown paleontological, archaeological and/or cultural materials are discovered during any grading or construction activity, work will stop in the immediate area. Upon such discoveries the contractor shall immediately notify the client and the City of Los Angeles. A paleontologist and/or archaeologist shall be consulted to determine the discovery's significance and, if necessary, formulate a mitigation plan, including avoidance alternatives, to mitigate impacts. Work can only resume in that area with the approval of the City of Los Angeles and paleontologist and/or archaeologist.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

- IV.L-2** New construction adjacent to the Variety Arts Center shall respect its historic character through conformance with the Secretary of the Interior's Standards for Treatment of Historic Properties.

Monitoring Phase: Prior to issuance of a building permit

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety