

CONDITIONS OF APPROVAL

Entitlement Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, labeled Exhibit "A", dated December 15, 2023, and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Valley Project Planning Bureau, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Use.** The uses shall be limited to self-storage for household goods and commercial/retail.
3. **Floor Area.** The floor area shall be limited to 156,917 gross square feet of self-storage for household goods use with 1,015 square feet associated office use, and 1,400 square feet of commercial/retail uses.
4. **Height.** The height of the building shall be limited to 37 feet, 7½-inches in height, as shown on the project plans, Exhibit "A", attached to the subject case file.
5. **Landscape.**
 - a. A minimum of 23.5 percent (3,000 square feet) of the total area of a surface parking lot shall be landscaped.
 - b. The project shall provide eight (8) 30-inch box trees on the surface parking lot. The trees shall be shade-producing trees, no less than 10 feet in height at maturity with a minimum tree canopy of 50 percent of the height of the tree. These trees shall be evenly distributed throughout the parking lot.
 - c. A 10-foot landscaped buffer shall be provided around the surface parking lots adjacent to any street, alley, residentially zoned lot, and existing residential use.
 - d. The project shall provide a minimum landscape buffer zone of four (4) feet for portions of parking lots not facing a street, alley, residentially zoned lot, and existing residential use.
 - e. At least 66 percent (5,035 square feet) of all front or front setback in excess of 18 inches, shall be landscaped. The remainder shall be finished to City standards for sidewalks or finished with other paving materials, including concrete pavers, and brick masonry pavers.
 - f. The applicant shall install an automatic irrigation system to maintain all required landscaping.
6. **Shared Parking.**
 - a. **Automobile Parking.** As shown on the submitted plans, the Project shall provide a total of 22 shared parking spaces within the parking lot. At a minimum, automobile parking and bicycle parking shall be provided in accordance with the

Ventura-Cahuenga Boulevard Corridor Specific Plan, and LAMC Sections 12.22 A.25 (d), 12.21 A.4, and 12.21 A.16, respectively, and any amendments thereto.

- b. **Bicycle Parking.** Bicycle parking shall be provided in compliance with LAMC Section 12.21 A.16.
 - c. **Electric Vehicle Parking.** Electric Vehicle Parking. All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.
7. **Sign Program.** Prior to the issuance of any sign permit, each future tenant/applicant shall submit two (2) copies of sign plans to the Department of Planning for review and approval. This approval shall permit the installation of the following signs per tenant's street frontage or main pedestrian entrance as shown below:

Tenant Space No.	Sign Type	Sign Quantity Limitation	Height	Wall Sign Area (Square foot)	Location
1	Monument	1	6 feet from the grade	49 square feet (both sides)	Perpendicular to Ventura
2	Wall	1		141 square feet	Facing Ventura
3	Wall	1		141 square feet	Facing Parking Lot
4	Wall	1		10 square feet	Facing Ventura
5	Wall	1		10 square feet	Facing Ventura
6	Window	1		No larger than 10 percent of Window area	Facing Ventura
7	Window	1		No larger than 10 percent of Window area	Facing Ventura

- a. The plans shall include a detailed Site Plan and Elevation showing sign placement, storefront width, sign colors, materials, dimensions and copy.
- b. The type, style, design, colors and materials of the signs shall be compatible and be consistent throughout the building.
- c. Written evidence of review by the property owner regarding the proposed location, colors, materials, and design (and any recommendations thereto), shall be submitted as part of the application. Drawings shall be submitted for approval via PDF and shall be approved by the landlord prior to fabrication. All property permits must be acquired at the sole cost of the tenant.
- d. The maximum amount of wall signage on the building shall not exceed 600 square feet, based on the frontage along Ventura Boulevard. Prior to clearance for new signage, a sign inventory shall be submitted identifying the size and location of all the signs on the project site.

- e. All future wall signage (beyond the table above) may be approved administratively as long as it is in compliance with the Ventura/Cahuenga Specific Plan and in accordance with the approved Master Sign Plan for the site.
 - f. The future wall signs shall be channel letters or cabinet signs and shall conform to the following:
 - i. No wall sign may project from a building face more than 12 inches, or above the lowest elevation of the roof eave.
 - ii. A tenant is allowed a second wall sign facing the parking lot.
 - iii. No decals shall be visible except as required by local codes and ordinances.
 - iv. No animated, flashing or audible signs shall be permitted.
 - v. All other permits and government approvals shall be obtained by the lessee.
 - vi. For all new signs, the sign copy shall be limited to the business name and/or logo for the tenant's business.
8. **Window Signs.** All Window Signs shall not exceed 10 percent of the window they occupy. Holiday paintings shall not be placed in the window more than 30 business days before a holiday and shall be removed within ten business days after the holiday.
9. **Monument Signs.** This approval shall permit one monument facing Ventura Boulevard. The proposed monument sign is located in a landscaped area of 340 square feet, is six (6) feet tall and the area of each side is limited to 49 square feet. The monument sign shall be manufactured as shown on the submitted plans marked Exhibit "A", except as modified herein.
10. **Project Impact Assessment Fee.** Prior to Planning clearance, the applicant shall meet with the Department of Transportation (DOT) for assessment of this project. A "Project Impact Assessment" (PIA) fee may be required and paid to the satisfaction of DOT for the purpose of funding the Specific Plan improvements and services, as well as pedestrian improvements which are intended to mitigate the cumulative impacts of new developments within the Specific Plan area.
- NOTE: PIA fees to be paid are subject to change due to increases to the Annual Indexing as determined by the DOT.
11. **Solar-Ready Buildings.** The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety. The Project shall provide 4,760 square feet of future solar area.
12. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.
13. **Stormwater/irrigation.** The project shall implement on-site stormwater infiltration as feasible based on the site soils conditions, the geotechnical recommendations, and the City of Los Angeles Department of Building and Safety Guidelines for Storm Water Infiltration. If on-site infiltration is deemed infeasible, the project shall analyze the potential for stormwater

capture and reuse for irrigation purposes based on the City Low Impact Development (LID) guidelines.

14. **Utility Connections.** New utility connections shall be undergrounded to the maximum extent feasible.
15. **Materials.** A variety of high-quality exterior building materials, consistent with the approved Exhibit "A" shall be used. Substitutes of an equal quality may be permitted to the satisfaction of the Department of City Planning.
16. **Landscape Plan.** All open areas not used for buildings, driveways, parking areas, recreational facilities or pedestrian pathways shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or architect and submitted for approval to the Department of City Planning, Development Services Center. The landscape plan shall indicate landscape points for the project equivalent to 10 percent more than otherwise required by LAMC 12.40 and Landscape Ordinance Guidelines.
17. **Trees.** The applicant shall plant a minimum of 13 (30)-inch box trees, or larger on-site, and one (1) tree in the public right-of-way along Ventura Boulevard, pursuant to LAMC Section 12.21 G.3. Street trees shall be provided to the satisfaction of the Urban Forestry Division.
18. **Trash Storage.** Trash storages and collections shall be enclosed and no visible from the public right-of-way. Trash collection shall occur within the enclosed area, and shall not interfere with traffic on any public street.
19. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. All surface or ground mounted mechanical equipment shall be screened from public view and treated to match the materials and colors of the building which they serve.
20. **Lighting.** All outdoor and parking lighting shall be shielded and down-cast within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties and the night sky unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes.
21. **Maintenance.** The project site (including all trash storage areas, associated parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.
22. **Streetscape Improvement.**
 - a. **Street Trees.** Street trees, to the extent feasible, will establish or maintain a planting pattern along this section of Ventura Boulevard
 - i. Tulip Trees shall be chosen among Chinese Pistache (*Pistache Chinensis*), Sycamore (*Platinus acerifolia* "Bloodgood"), Coast Live Oak (*Quercus agrifolia*), Holly Oak (*Quercus ilex*).
 - ii. The trees are to be planted in a reasonably straight line down the boulevard, in order to continue and unify the general streetscape theme while still working with an informal sidewalk layout. They are to be planted approximately 40 feet on center, according to the general requirements. No deliberate attempt should be made to vary their spacing or placement, but neither should the spacing be rigidly applied. Instead, the sidewalk should appear to weave in and out among

the “straight” line of trees. The minimum size is a 36 inch box. The trees are to be planted unstaked, and are to be self-supporting. Size standards are listed in the Valley Crest Nursery catalog. The trees are to be untopped.

- iii. Sidewalks should meander informally in this District. As an exception to the general Woodland Hills streetscape, the sidewalks should not be regularly parallel to the Boulevard, as in the other areas, but should be allowed to meander, as on an educational campus. Such sidewalks may curve beyond the bounds of the public right-of-way in order to achieve an appealing effect. In such cases easements over the adjoining portions of private front yards must be secured, and the landscaping of the front yard itself should reflect the streetscape design. Such participation by property owners should afford credits toward landscaping requirements on-site and/or credits toward streetscape easements.
 - iv. The street tree wells are to be a minimum of 5 feet long parallel to the roadway and 5 feet wide. Each well is to be lined with a continuous 12 inch deep root or equalinear root barrier. Irrigation is to be by means of bubblers in perforated pipes, supplied from the adjacent development. A gate valve is to be provided on the non-pressure line from the site development, to isolate the bubbler in case of equipment breakage. A ground cover of decomposed granite, a minimum of 1 inch deep, is to be provided in the tree well.
 - v. Parkways within the sidewalk dedication area should be distinguished by brickwork and planters.
 - b. **Street Fixtures, Furniture and Equipment.** Section 4.3 of the Woodland Hills Streetscape Plan identifies distinctive materials, finishes, and street furniture. Any improvements in the public right-of-way are to use these or similar materials, finishes, and street furniture as determined by the Bureau of Street Lighting and Bureau of Street Services.
23. **Specific Plan Covenant and Agreement.** A Covenant and Agreement shall be recorded with the Los Angeles County Recorder acknowledging the contents and limitations of the Ventura/Cahuenga Boulevard Corridor Specific Plan, as well as the conditions of approval established herein. The Covenant and Agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns and shall be submitted to the Department of City Planning for approval prior to being recorded. After recording, a copy bearing the County Recorder's number and date shall be provided to the Department of City Planning for attachment to the administrative file.
 24. **Modifications.** Any modifications, change of use, or increase in floor area of the property shall be cause for separate discretionary review pursuant to the definition of a Project per the Specific Plan, and Section 11.5.7 of the LAMC and other applicable statutory requirements.
 25. No other authorizations or deviations from the requirements of the Zoning Code are granted. The grant does not eliminate the need for compliance with the Building Code or other LAMC permit requirements.

Environmental Conditions

26. **Mitigation Monitoring Program.** The project shall be in substantial conformance with the mitigation measures in the attached MMP and attached to the subject case file. The

implementing and enforcing agencies may determine substantial conformance with mitigation measures in the MMP. If substantial conformance results in effectively deleting or modifying the mitigation measure, the Director of Planning shall provide a written justification supported by substantial evidence as to why the mitigation measure, in whole or in part, is no longer needed and its effective deletion or modification will not result in a new significant impact or a more severe impact to a previously identified significant impact. If the project is not in substantial conformance to the adopted mitigation measures or MMP, a modification or deletion shall be treated as a new discretionary action under CEQA Guidelines, Section 15162(c) and will require preparation of an addendum or subsequent CEQA clearance. Under this process, the modification or deletion of a mitigation measure shall not require a modification to any project discretionary approval unless the Director of Planning also finds that the change to the mitigation measures results in a substantial change to the project or the non-environmental conditions of approval.

27. **Mitigation Monitor.** During the construction phase and prior to the issuance of building permits, the applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of project design features and mitigation measures during construction activities consistent with the monitoring phase and frequency set forth in this MMP. The Construction Monitor shall also prepare documentation of the applicant's compliance with the project design features and mitigation measures during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the applicant and Construction Monitor and be included as part of the applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the mitigation measures and project design features within two businesses days if the applicant does not correct the noncompliance within a reasonable time of notification to the applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

28. **ARCHEO-1: Inadvertent Discovery of Archaeological Resources**

If any archaeological materials are encountered during the course of Project development, all further development activity in the vicinity of the materials shall halt and:

- The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study, or report evaluating the impact;
- The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource; and • The Project Applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study, or report.
- Project development activities may resume once copies of the archaeological survey, study or report are submitted to the following:

SCCIC Department of Anthropology
 McCarthy Hall 477
 CSU Fullerton
 800 North State College Boulevard
 Fullerton, CA 92834

- Prior to the issuance of any building permit, the Project Applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered. A covenant and agreement binding the Project Applicant to this condition shall be recorded prior to the issuance of a grading permit.
29. **PALEO-1** If paleontological resources are encountered, the Applicant would be required to notify the Building Safety Division immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project Site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, state, and local guidelines, including those set forth in PRC Section 5097.5.
30. **TCR-1:** Prior to the start of construction, a Qualified representative, procured by the Fernandeno Tataviam Band of Mission Indians and retained by the Project Applicant, shall conduct a Tribal Cultural Resources Worker Environmental Awareness Program (WEAP) training for construction personnel regarding the aspects of Tribal Cultural Resources and the procedures for notifying the Fernandeno Tataviam Band of Mission Indians should Tribal Cultural Resources be discovered by construction staff. Training can be done in conjunction with Cultural Resources WEAP training, if such training is requested by the project's archaeologist.
31. **TCR-2:** A Treatment and Disposition Plan (TDP) shall be established, in consultation with the Fernandeno Tataviam Band of Mission Indians, prior to the commencement of any and all ground-disturbing activities for the Project, including any archaeological testing. The TDP will provide details regarding the process for in-field treatment of inadvertent discoveries and the disposition of inadvertently discovered non funerary resources. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.
32. **TCR-3:** If cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards retained by the project applicant shall assess the find. Work on the portions of the Projects outside of the buffered area may continue during this assessment period. The Fernandeno Tataviam Band of Mission Indians shall be contacted about any pre-contact and/or post-contact finds and be provided information after the archaeologist makes their initial assessment of the nature of the find, to provide Tribal input with regards to significance and treatment. The Lead Agency and/or applicant shall, in good faith, consult with the Fernandeno Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during all ground-disturbing activities.
33. **TCR-4:** If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code shall be enforced for the duration of the Project. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the MLD, as determined by the NAHC, should those findings be determined as Native American in origin.

34. **TCR-5:** The Project Applicant shall retain a professional Tribal Monitor procured by the Fernandefio Tataviam Band of Mission Indians to observe the first (5) days of scheduled activities which include clearing, grubbing, and grading operations. Tribal Monitoring Services will continue until confirmation is received from the project applicant, in writing, that all scheduled activities pertaining to Tribal Monitoring are completed. If the Project's scheduled activities require the Tribal Monitor(s) to leave the Project for a period of time and return, confirmation shall be submitted to the Tribe by project applicant, in writing, upon completion of each set of scheduled activities and 5 days' notice shall be submitted to the Tribe by Client, in writing, prior to the start of each set of scheduled activities. If cultural resources are encountered, the Tribal Monitor will have the authority to request ground-disturbing activities cease within 60 feet of the discovery to assess and document potential finds in real time. A qualified archaeologist meeting Secretary of Interior standards shall also assess the find. Should the find be deemed significant, as defined by CEQA (as amended, 2015), the Project applicant shall retain a professional Tribal Monitor procured by the Fernandefio Tataviam Band of Mission Indians to observe all remaining ground-disturbing activities including, but not limited to, clearing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or similar activity, and archaeological work.
35. **TCR-6:** The project applicant shall retain a professional Tribal Monitor procured by the Fernandefio Tataviam Band of Mission Indians to spot check all ground-disturbing activities including, but not limited to, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, clearing, driving posts, auguring, blasting, stripping topsoil or similar activity once weekly for the total duration of such soil disturbing activities. Tribal Monitoring Services will continue until confirmation is received from the project applicant, in writing, that all scheduled activities pertaining to Tribal Monitoring are completed. If the Project's scheduled activities require the Tribal Monitor(s) to leave the Project for a period of time and return, confirmation shall be submitted to the Tribe by project applicant, in writing, upon completion of each set of scheduled activities and 5 days' notice shall be submitted to the Tribe by Client, in writing, prior to the start of each set of scheduled activities. If cultural resources are encountered, the Tribal Monitor will have the authority to request that ground-disturbing activities cease within 60 feet of discovery and a qualified archaeologist meeting Secretary of Interior standards, retained by the project applicant, as well as the Tribal Monitor, shall assess the find. Should the find be deemed significant, as defined by CEQA (as amended, 2015), the Project applicant shall retain a professional Tribal Monitor procured by the Fernandefio Tataviam Band of Mission Indians to observe all remaining ground-disturbing activities including, but not limited to, clearing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or similar activity, and archaeological work.

Administrative Conditions

36. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
37. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of

Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.

38. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
39. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
40. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
41. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
42. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
43. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

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

- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement (b).
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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