

ATTACHMENT K

6831 Hawthorn Project Measures

The following includes a list of Project Measures proposed for the Project, which will be made enforceable conditions of approval in the entitlement determination.

PM-CUL-1: Preparation of a Shoring Plan for Affected Historical Resources. The Applicant shall commission preparation of a Shoring Plan by a qualified structural engineer to ensure the protection of adjacent historical resources from potential damage during excavation, grading and construction, and to mitigate the possibility of settlement due to the removal of adjacent soil. Should any subsidence or other unforeseen circumstances arise that may adversely affect the structural integrity of historical resources, construction shall be halted until the qualified engineer is consulted and recommended stabilization measures implemented. The structural engineer shall prepare monitoring logs and provide a monitoring completion report to the City.

Specifically, a California Registered Professional Engineer or California Professional Land Surveyor shall prepare an Adjacent Structures Construction Monitoring Plan, subject to review and approval by the City of Los Angeles Building and Safety Department prior to the initiation of any excavation, grading, or shoring activities. The Adjacent Structures Construction Monitoring Plan shall establish survey monuments and document and record the positions of adjacent structures, sidewalks, buildings, utilities, facades, surfaces feature, etc. to form a baseline for determining settlement or deformation. Upon installation of soldier piles, survey monuments shall be affixed to the tops of representative piles so that deflection can be measured. The shored excavation and adjacent structures, sidewalks, buildings, utilities, facades, cracks, etc. should be visually inspected at a minimum of one time per month. Survey Monuments should be measured at critical stages of excavation, shoring, dewatering, and construction but should not occur less frequently than once every thirty days.

Monitoring reports shall be prepared by the California Professional Land Surveyor documenting the movement monitoring results and distributed to all appropriate parties, including the shoring engineer. Appropriate parties shall be notified if movement exceeds predetermined thresholds and calculated amounts.

PM-NOI-1:

- Construction and demolition shall be restricted to the hours of 7:00 AM to 6:00 PM Monday through Friday, and 8:00 AM to 6:00 PM on Saturday, pursuant to LAMC Section 41.40.
- The Project shall comply with LAMC Section 112.05(a), which institutes a maximum noise limit from powered construction equipment of 75 dBA at 50 feet of distance.
- Construction staging areas for the Project Site shall be as far from sensitive receptors as possible.
- Temporary sound barriers, capable of achieving a sound attenuation of at least 10 dBA (e.g., construction sound wall or sound blankets), and capable of blocking the line-of-sight between the adjacent sensitive receptors, shall be installed.
- All powered construction equipment shall be equipped with exhaust mufflers or other suitable noise reduction devices.
- Hold a preconstruction meeting with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

- Ensure that construction equipment are properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g., mufflers, silencers, wraps). All intake and exhaust ports on power equipment shall be muffled or shielded.
- Ensure that impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction are hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust can and should be used. External jackets on the tools themselves can and should be used, if such jackets are commercially available and this could achieve a reduction of 5 dBA. Quieter procedures can and should be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
- Ensure that construction equipment are not idle for an extended time in the vicinity of noise-sensitive receptors.
- Locate fixed/stationary equipment (such as generators, compressors, rock crushers, and cement mixers) as far as possible from noise-sensitive receptors.

PM-PS-1:

- During construction, the Project Site shall be secured with a temporary, 6-foot-high, commercial grade, chain-link construction fences to protect construction zones on the Project Site.
- The Project Applicant shall provide for the deployment of a private security guard to monitor and patrol the Project Site during off hours, appropriate to the phase of construction throughout the construction period.
- The Project Applicant shall provide adequate lighting around the building in order to improve security.
- The Project Applicant shall design the Project Site's public and private recreational facilities in order to ensure a high visibility of these areas, including the provision of adequate lighting for security.
- The Project Applicant shall provide the LAPD with the opportunity to review Project plans at the plan check stage of plan approval and shall incorporate any reasonable LAPD recommendations.
- The Project Applicant shall provide the LAPD with a diagram of the Project Site, showing access routes and additional access information as requested by the LAPD, to facilitate police response.

PM-TRA-1: Prior to the issuance of a demolition, grading or building permit, a detailed Construction Traffic Management Plan, including street closure information, detour plans, haul routes, and staging plans, will be prepared and submitted to the City for review and approval. The Construction Traffic Management Plan will formalize how construction would be carried out and identify specific actions that will be required to reduce effects on the surrounding community. The Construction Traffic Management Plan shall be based on the nature and timing of specific construction activities and other projects in the vicinity, and will include, but not be limited to, the following elements as appropriate:

- Providing for temporary traffic control during all construction activities adjacent to public right-of-way to improve traffic flow on public roadways (e.g., flag men);
- Scheduling of construction activities to reduce the effect on traffic flow on surrounding arterial streets;
- Prohibiting hauling during peak hours;
- Rerouting construction trucks to reduce travel on congested streets;
- Prohibiting construction-related vehicles from parking on surrounding public streets;
- Providing safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers;
- Accommodating all equipment on-site;

- Scheduling of construction-related deliveries to reduce travel during commuter peak hours; and
- Obtaining the required permits for truck haul routes from the City prior to issuance of any permit for the Project.