

Substitute Environmental Mitigation Measures

12. Hazardous Materials.

(a) Pursuant to the Los Angeles Building Code, the Applicant will engage in the Construction Site Plan Review (CSPR) process with the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR). The CSPR process includes, but is not limited to locating, excavating, and conducting a methane leak test on the well, providing DOGGR with a site plan indicating the footprint of the proposed structure and well location, and provide DOGGR with a well evaluation and work plan to re-abandon the well, as necessary. Any well abandonment plan shall be prepared by a licensed Petroleum Engineer and shall be reviewed and approved by the City's Petroleum Administrator. All well abandonment shall be consistent with DOGGR requirements and all well abandonment activities shall be open to inspection to the Petroleum Administrator and/or his/her designee to ensure public health and safety, regulatory consistency, and industry best practices.

(b) Prior to the issuance of any grading or building permits related to the construction of the Project, Applicant shall retain a qualified environmental professional (as defined in Title 40 Code of Federal Regulations § 312.10 Definitions) to conduct a Phase II environmental site assessment of the project site and submit the assessment to the Department of City Planning. If the Phase II environmental site assessment determines hazardous and/or toxic substances are located on the project site, Applicant shall consult with appropriate oversight agencies, including the department of Toxic Substances Control and the Los Angeles Regional Water Quality Control Board, and implement remediation measures to minimize human exposure and prevent further environmental contamination. No grading or building permits shall be issued until a letter of No Further Action Letter is obtained, if required, from an appropriate agency.

13. Public Services (Fire Protection). The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

14. Public Services (Police). The plans shall incorporate the Design Guidelines (defined in the following sentence) relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the Project Site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design," published by the Los Angeles Police Department. These measures shall be approved by the Police Department prior to the issuance of building permits. In addition, the Applicant agrees to provide the following:

- A. One dwelling unit will be designated for an on-site property manager;
- B. Two case managers will be present for the Project;
- C. Tenants will be asked to sign a disclosure statement acknowledging the restaurant hours and operations at El Mercado;
- D. A comprehensive surveillance system (cameras) will be provided;
- E. Signs will be posted in the Lorena Plaza garage indicating no parking at the El Mercado lot.
- F. A 24-hour "hot line" phone number shall, be provided for the receipt of complaints from the community regarding the subject facility. It will be posted in location(s) in plain view and accessible to the general public.

Additional Conditions

General Description and Operations

- 1. The 49-unit building, a mix of one-, two-, and three-bedroom apartments, will primarily serve families. 50% of the apartments (24 units) will be reserved primarily for families experiencing homelessness, of which 50% will be for families with disabilities (12 units). The remaining 50% (24 units) will be regular affordable apartments, targeting veterans and their families.

Design and Construction

- 1. All windows and openings facing El Mercado's building will be removed.
- 2. Sound reduction methods (e.g. thicker walls and insulation) will be incorporated throughout the project, including the walls facing El Mercado. These measures will serve to reduce sound coming from El Mercado operations during the life of the proposed Project.
- 3. The building along 1st Street will be set back greater than the standard sidewalk to increase El Mercado's visibility for traffic heading eastbound on 1st Street as specified in Exhibit A (Plot Plan).

Traffic and Parking

- 1. The project will provide a 2.5' setback along the alley to accommodate the potential for a future widening for a two-way alley along the development site. The applicant will undertake the coordination for City approval.
- 2. Resident tenants' cars will have "Lorena" parking stickers to make vehicles easily identifiable.

Commercial Space

- 1. Community-serving uses will be incorporated into the general commercial space, such as an early learning center/childcare facility.



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LORENA PLAZA
 MIXED USED DEVELOPMENT

Client Project No.
 Project Address
 114 116 122 124 126 LORENA STREET
 3401 3407 3411 3413 EAST 1ST STREET
 LOS ANGELES, CALIFORNIA 90012

SCHEMATIC DESIGN



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DATE APPROVED	
APPROVED BY	
DATE	
DESCRIPTION	

Drawn by

Scale
 1/8" = 1'-0"

Project Number
 Date
 4-15-2015

Plot No.
 File Path