

St. Joseph Center
204 S. Hampton Drive, Venice, CA
CF 04-0676; APCW-2003-3304-SPE-CU-CDP-ZAD-SPP
(for reference, please see attached binder of supporting documentation)

1.	Approval verification and submittals. Copies of any approvals, guarantees or verification of consultations, reviews or approvals, plans, etc. as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.	In compliance. Pursuant to the Master Covenant and Agreement recorded as Instrument No. 06-0630348, the property owner and all on-site users of the facility are bound to the Conditions of Approval for the project. <u>See Tab #1- Master Covenant and Agreement</u>
2.	Definition. Any agency, public official, or legislation referenced in these conditions shall include agencies, public officials, legislation or their successors, designees or amendments to any legislation. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this approval.	In compliance. Pursuant to the Master Covenant and Agreement recorded as Instrument No. 06-0630348, the property owner and all on-site users of the facility are bound to the Conditions of Approval for the project. <u>See Tab #1</u>
3.	Enforcement. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Zoning Administrator and any other designated agency, or the agency's successor, and in accordance with any stated laws or regulations, or any amendments thereto.	In compliance. The Conditions of Approval for case CF 04-0676 and APCW 2003-3304-SPE-CU-CDP ZAD-SPP have been fully complied with and a Plan Approval application is being submitted pursuant to Condition 8 the aforementioned case.
4.	Plan. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action. Minor deviations may be allowed in order to comply with provisions of the Municipal Code and the intent of the subject permit authorization, and if the applicant is unable to obtain approvals from the City of Santa Monica for any improvements to the parking lot areas located within the City of Santa Monica.	In compliance. The property has been properly developed in substantial conformance with the plot plan submitted with the application and marked Exhibit "A". <u>See Tab #2- Exhibit A</u>
5.	All other use, height, and area regulations of the Municipal Code and all regulations of other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically	In compliance. All use, height and area regulations of the Municipal Code and all regulations of other applicable government/regulatory agencies as required by Case No.

	varied or required.	CF 04-0676 and APCW 2003-3304-SPE-CU-CDP ZAD-SPP have been complied with in the development and use of the property.
6.	A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.	In compliance. A copy of the first page of this grant and all conditions have been printed on the building plans and submitted to the Zoning Administrator and the Department of Building and Safety. <u>See</u> Tab #3- Sheet A0-102 of City of Los Angeles' Approved Development Plans dated August 11, 2006
7.	Prior to the issuance of any permits relative to this matter, an acknowledgment and agreement to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and be binding on any subsequent owners; heirs or assigns. The agreement with the conditions of approval attached must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date must be provided to the Zoning Administrator for attachment to the file. The agreement shall be recorded over the entire church property, including the portion within the City of Santa Monica, in order to secure the shared parking conditions and conditional use for the church use expansion.	In compliance. Pursuant to the Master Covenant and Agreement recorded as Instrument No. 06-0630348, the property owner and all on-site users of the facility are bound to the Conditions of Approval for the project. <u>See</u> Tab #1

<p>8</p>	<p>In order to provide for reexamination in six months (for parking review only) and one year of the matter in light of any changed conditions with the conditions in the neighborhood or operation of the project and in order to evaluate the effectiveness of and compliance with the conditions of approval regarding the operations and physical improvements of the facility, the applicant/operator or owner shall file for an Approval of Plans. Said application must be filed with the Zoning Administrator no later than six months and one year after the issuance of a certificate of occupancy but not sooner than five months and nine months, respectively from that time. The application shall be accompanied by the payment of appropriate fees, as governed by Section 19.01-1 of the Los Angeles Municipal Code, and must be accepted as complete by the Planning Department public counter. The completed application shall be accompanied by tenant/owner notice labels for 500-foot radius and include the individuals on the interested parties list related to the subject authorization for the purpose of a public hearing.</p> <p>The applicant/owner shall provide appropriate documentation to substantiate ongoing compliance with each of the conditions contained herein, including a shared parking study in accordance to Section 12.24-X, 20, of the Los Angeles Municipal Code, at the time of filing the Approval of Plans review application. Conditions may be added or modified as appropriate.</p>	<p>In compliance.</p> <p>The applicant submitted a six month parking review in January 2009 which was facilitated by Hirsch/Green Transportation Consulting, Inc. The six month review concluded that there is sufficient parking for all of the on-site users. A one year parking review has been conducted in connection with this application for Approval of Plans.</p> <p>This document serves as documentation of ongoing compliance with the conditions herein and is accompanied by a one year shared parking study.</p> <p><u>See</u> Tab #4- Certificate of Occupancy dated July 21, 2008 <u>See</u> Tab #5- Hirsch/Green Parking Monitoring Report dated January 2009 (six month parking review) <u>See</u> Tab #6- Hirsch/Green Parking Monitoring Report dated June 2009 (one year parking review)</p>
<p>9.a.</p>	<p>The building shall be designed as follows:</p> <p>The building façade along Hampton Drive shall be designed with visual breaks or Architectural Features, including balconies or terraces, with a change of material or a break in the plane every 20 feet in horizontal length and every 15 feet in vertical length.</p>	<p>In compliance.</p> <p>Building design was approved by the Planning Department</p> <p><u>See</u> Tab #3- Sheets A4-101 to A4-104 of the City of Los Angeles' Approved Development Plans dated August 11, 2006</p>
<p>9.b.</p>	<p>The first story of the building shall be limited to a height of 25 feet. The northerly portion of the second story shall be stepped back at least 10 feet behind the front yard setback of the first story and shall be limited to a maximum height of 41 feet. All building heights shall be measured in accordance to Section 9, B of the specific plan. This second story portion of building may be located 5 feet closer to the rear property line, resulting in a 10-foot rear setback, in order to compensate for the additional front setback.</p>	<p>In compliance.</p> <p>Building design was approved by the Planning Department</p> <p><u>See</u> Tab #3- Sheets A4-101 to A4-104 of the City of Los Angeles' Approved Development Plans dated August 11, 2006</p>
<p>9.c.</p>	<p>The colors for the building materials shall be generally per the drawings submitted to the</p>	<p>In compliance.</p>

	Area Planning Commission and consistent with the nature of the adjacent residential area. Where brick is used, the color shall be generally red or neutral. Prior to the issuance of any permits a rendering showing the colors of the building shall be submitted to the Council Office for review and the Zoning Administrator for approval.	Building design was approved by the Planning Department <u>See</u> Tab #3- Sheets A4-101 to A4-104 of the City of Los Angeles' Approved Development Plans dated August 11, 2006 <u>See</u> Tab #2
	CHILD CARE & NON-PROFIT CHURCH CENTER	
10.	Any reduction in the total church and project site shall require an application for a plan approval pursuant to the provisions of 12.24M of the Los Angeles Municipal Code.	To date, there has not been a reduction in the total church and project site.
11.	The building shall be limited to the following hours of operation for the subject uses: Social Services Programs: 8:30 a.m. to 6 p.m., Monday – Friday Child Care: 7:30 a.m. to 6 p.m., Monday – Friday Events/Meetings (Not to exceed 75 persons after 6 p.m. - on yearly average not more than five times per month) No later than 9 p.m., Monday – Friday 9 a.m. to 5 p.m., Saturday – on yearly average not more than 3 times per month 1 p.m. to 5 p.m., Sunday – on yearly average not more than two times per month Religious Use: Education/ Counseling/Meetings: (Not to exceed 75 persons after 6 p.m. – on yearly average not more than five times per month): 8 a.m. to 9 p.m., Monday – Sunday Deliveries: 8 a.m. to 6 p.m., Monday – Friday The required plan approval shall review these limits. Any modification of those hours or days shall require a plan approval application and revision of the shared parking analysis. These limitations on hours of operation shall not apply to staff, on an occasional basis, and janitorial activities.	In compliance. Property hours of operation currently match those required by condition 11. <u>See</u> Tab #1 <u>See</u> Tab #7- Picture of St. Clement Pastoral Center Hours of Operation <u>See</u> Tab #8- Picture of bulletin board located on Hampton Drive
12. a.	Limitations on Use/Occupancy. Child care enrollment shall be limited to 48 children.	In compliance. Since the permanent certificate of occupancy dated for July 21, 2008 child care

		enrollment has not exceeded 48 children. The maximum number of children enrolled has been 33, during 2008-2009.
12.b.	The center shall not host athletic or other competitions, swap meets, bake sales, private rentals or any use of the site by any organizations other than the center.	In compliance. The center has not hosted any athletic or other competitions, swap meets, bake sales, private rentals by the center or otherwise.
12.c.	An emergency access for the child care center may be located on the southwest corner of the property. The exterior gate to that area shall be equipped with panic hardware and shall be restricted to emergency access only. This gate shall not be utilized for the drop-or pick-up of children.	In compliance. An emergency access for the child care center is located on the southwest. <u>See</u> Tab #9- Picture of emergency access gate(s)
13.	During periods after the operating hours of the uses, the parking lots shall be secured by a locked gate, attendant, or automatic gate, which will provide access to permit holders only. The perimeter of the parking lots shall be enclosed by wrought iron style fencing approximately 6 feet in height, or that height as approved by the City of Santa Monica. The existing chain link fencing shall be removed. Landscaping shall be provided around and within the parking lots generally as shown on Exhibit A, dated February 18, 2004.	In compliance. During the hours of operation, the parking lots are monitored by an attendant and permitted users and visitors are granted access through an automatic gate arm. After hours of operation, the entry and exit gates to both parking lots are secured and enclosed by a wrought iron gate at least 6 feet tall. The gates are locked by the 24 hour contracted security service. The chain link fencing was removed during the construction of the project. The parking lot holds landscaping as demonstrated in Exhibit A. <u>See</u> Tab #10- Pictures of parking lot gates, parking attendant booth, gate arm and parking lot landscaping <u>See</u> Tab #2
14.a.	Complaint Response/Community Relations Compliant monitoring. A 24-hour "hot line" phone number shall be provided for the	In compliance. The center has established a 24 hour complaint "hot line" to receive complaints

	<p>receipt of complaints from the community regarding the subject facility and shall be:</p> <ol style="list-style-type: none"> 1) Posted at the entry and posted on the bulletin board (required by Condition 24) and be readable from the sidewalk. 2) Provided to the immediate neighbors, schools and local neighborhood association, if any. 	<p>from the community.</p> <ol style="list-style-type: none"> 1) The complaint hot line number appears on the monitor at the front desk and on the bulletin board located on Hampton Drive 2) The complaint hot line number was provided to the neighboring community within a 500 foot radius of the subject property in March 2006 (pre-construction) <p><u>See</u> Tab #8</p> <p><u>See</u> Tab #11- Pre-construction Postcard</p>
14.b.	<p>Log. The property owner/operator shall keep a log of complaints received, the date and time received and the disposition of the response. The log shall be submitted to the Council Office for review once every three months or upon request from the Council Office and for consideration by the Zoning Administrator at the one year plan approval.</p>	<p>In compliance.</p> <p>A record of complaints received indicating the date and time received and the disposition of the response is maintained by the center's community liaison. Since the permanent certificate of occupancy in July 2008, a total of 41 complaints calls have been received; Only one out of forty-one total calls pertain to the subject property, while the other calls involve issues unrelated to the Hampton facility.</p> <p><u>See</u> Tab #12- Copy of a Complaint Log & Correspondence and Complaint Log Summary Table</p>
14.c.	<p>The property owner/operator shall designate a community liaison. The liaison shall meet with representatives of the neighborhood and/or neighborhood association, at their request, to resolve neighborhood complaints regarding the subject property.</p>	<p>In compliance.</p> <p>The property owner/operator has designated a community liaison (full-time staff member) to address the concerns of the neighborhood upon request.</p> <p><u>See</u> Tab # 13- Copy of Community Liaison job description</p>
15.	<p>Debris Removal/General Appearance. The site shall at all times be kept clear of weeds, rubbish, and all types of litter and combustible materials. Trash receptacles shall be located throughout the site.</p> <p>The applicant shall clean up the public right-of-ways within one block of the subject center once per day when the center is open to clients. Such clean up shall be limited to Hampton Drive from Marine Street to Rose Avenue, Third Avenue from Marine Street to</p>	<p>In compliance.</p> <p>The site is kept of weeds, rubbish, litter and combustible materials at all times. The contracted janitorial service cleans the property 5 days a week. Trash receptacles are located throughout the site- reception desk, courtyard, bathrooms, meeting rooms, break rooms, and all workstations and offices.</p> <p>The janitorial service has been hired to conduct daily perimeter cleaning of the</p>

	Rose Avenue, Marine Street from Hampton Drive to Third Avenue, and Rose Avenue and alley from Hampton Drive to Third Avenue, and be generally limited to items such as feces, vomit, bottles, cans, paper and needles.	sidewalks bounded by Hampton Drive, Rose Avenue, Third Avenue, and Marine Avenue, and the alley from Hampton Drive to Third Avenue. <u>See</u> Tab #14- Capital Contractors, Inc. Scope of Work and picture of the trash receptacles located throughout the property
16.	A decorative masonry wall at least 8 feet in height above the play area level shall be constructed along the southerly lot line of the play areas adjacent to the residential units to the south. Tall shrubs or small trees shall be provided on the east side of the children's play area to provide screening for the easterly adjacent apartments. Noise attenuating materials shall be utilized in the children's play area to minimize any noise impact to the southerly and easterly residences.	In compliance. A decorative 8ft wall (chalkboard) has been constructed along the southerly lot line of the play areas adjacent to the residential units to the south. Landscaping is also located on the east side of the children's play area. Noise attenuating materials have been utilized in the children's play area to minimize noise impacts to surrounding residences. <u>See</u> Tab #15- Pictures of the play yard <u>See</u> Tab #16- Copy of play yard final layout
17.	At least one, uniformed, state licensed security guards shall patrol the subject property and immediately surrounding area and shall be provided on a 24-hour basis. The security guard shall advise all loiterers that loitering is not permitted and shall take all reasonable actions to request that such loiterers leave the subject property and any sidewalk areas adjacent to the subject property, including the Hampton Drive frontage. As appropriate, the security guards shall contact the Los Angeles Police Department and shall cooperate fully with law enforcement personnel.	In compliance. The Center has hired a 24 hour security service which provides one uniformed, state licensed security guard. The guard typically posts at the reception desk and patrols the every two hours to secure the property. Additionally, the security guard monitors both the subject property and adjacent sidewalks for loiterers. When necessary, the security guard contacts and cooperates with the appropriate law enforcement personnel. <u>See</u> Tab #17- Copy Allied Security Scope of Work
18.a.	Parking/Circulation. Prior to the issuance of any building permits parking and driveway plans shall be submitted to the Department of Transportation and the City of Santa Monica for approval. Minor deviations may be permitted to comply with the City of Santa Monica requirements.	Prior to the issuance of building permits, parking and driveway plans were submitted and approved by the Department of Transportation and the City of Santa Monica <u>See</u> Tab #18- Approved sheet A1-101 of the City of Los Angeles' Approved Development Plans and Sheets A1-102 and A1-103 of the City of Santa Monica's Approved Development Plans <u>See</u> Tab #19- Picture of Left-turn only signage and other directional signs in the parking lot

18.b.	The applicant shall indicate an on-site drop-off and pickup area within the parking lot with appropriate sign age and encourage its use.	In compliance. There is a designated drop-off and pickup area located within both the upper and lower parking lots
18.c.	A minimum of ten parking spaces shall be designated within the adjoining parking areas for drop-off and short-term parking for clients and visitors to the facility.	In compliance. There are a total of 10 temporary parking stalls designated for drop-off and short-term parking; 6 in the upper parking lot, 4 in the lower parking lot <u>See Tab #19</u>
18.d.	Vehicles exiting the lower parking area shall be limited to left turns only. A sign shall be posted at the exit side of the Marine Street driveway directing exiting vehicles to turn left. The Third Avenue ramp shall be used for ingress only.	In compliance. <u>See Tab #19</u>
18.e.	All staff and client parking shall be onsite and not on adjacent residential streets.	In compliance. All staff, clients and visitors to the center have been instructed to park onsite and not on the adjacent residential streets
19	Public Services (Fire Department). Submit plot plans for Fire Department review and approval prior to the issuance of any permits (Hydrant and Access Unit).	In compliance. Plot plans were submitted to, and approved by, the Fire Department prior to issuance of any permits. <u>See Tab #18</u> <u>See Tab #20- Clearance Letter from the Fire Department dated May, 2006</u>
20.	Signs. Prior to the issuance of a building permit, a master sign plan shall be submitted indicating the general type, size, and location of any identification sign, parking signs, directional signs, or other type of sign. The signs shall be in easy to read lettering, shall be sensitive to the residential nature of the area and not exceed a total of 25 square feet for all signs visible from the street. Except for directional and emergency signs, no illuminated signs shall be permitted. The sign plan shall be to the satisfaction of the Zoning Administrator.	In compliance. All signage on site has been implemented according to a signage plan approved by the City. All directional signs are easy to read and do not exceed a total of 25 square feet for all signs visible from the street. No signs on the project site are illuminated. The only signs visible from the street are: bulletin board, parking lot directional signs, service entrance, and emergency exit gate signage.

		<p><u>See Tab #21- Department of Building & Safety approved master signage plan as developed by Sigma Signs & Graphics in April, 2008</u></p>
21.	<p>The family center, food pantry, culinary training program, affordable housing program and senior center outreach program shall be programs only associated with a church on the subject property. The class size for the Culinary Training Program shall not exceed 16 trainees. All food prepared in the culinary training institute will be for consumption by the students and staff on the premises.</p>	<p>In compliance. The family center, food pantry, culinary training program, affordable housing program and senior center outreach program are currently the only programs implemented on the subject property.</p> <p>Since the issuance of the permanent certificate of occupancy in July 2008, the Culinary Training Program has not enrolled more than 16 trainees. The average number of trainees enrolled is 15, and the largest class to graduate was 14 students in August 2008. All food prepared in the culinary training institute has been consumed by students and staff on the premises.</p> <p><u>See Tab #22- Copy of Culinary Training Program enrollment sheet</u></p>
22.	<p>No showers or lockers shall be permitted at this building. The building shall not include any feeding programs such as soup kitchen type of activity. No lodging or housing shall be permitted.</p> <p>Clients may continue to use 204 Hampton Drive as a mailing address, however, all mail shall be distributed to clients at an off-site location. Clients of the facility may not pick up mail addressed to them at the subject property</p>	<p>In compliance. There are no showers or lockers located on the premises. Nor does the building house any feeding programs, soup kitchen, housing or lodging.</p> <p>The family center, food pantry, culinary training program, affordable housing program and senior center outreach program are currently the only programs facilitated on the subject property.</p> <p>Some clients utilize 204 Hampton Drive as their mailing address. Clients do not pick up their mail at the center. Staff pick-up the mail for these clients daily and distribute at an off-site property.</p> <p><u>See Tab #23- Picture of how mail is designated for clients</u></p>
23.	<p>The applicant will continue to advise all clients that loitering around the center is unacceptable and may result in termination of service. The applicant will require clients to respect the quiet, privacy and property of residents in the area. Written warnings shall be issued for any violations of any of these conditions. After two warnings to a client, service to that client shall be terminated for at least six months.</p>	<p>In compliance. Clients continue to be reminded by administrative and case management staff that loitering at the subject property is unacceptable. Additionally, it is required that clients respect the quiet, privacy and property of the neighboring residential areas. To date, it has not been necessary to distribute written warnings or terminate services to clients for violations of this condition.</p>

<p>24.</p>	<p>In order to notify the community of future events, the applicant shall provide an activities bulletin board on the subject property frontage listing those events. The board shall not exceed a dimension of 3 feet by 5 feet and shall be readable from the sidewalk on Hampton Avenue and shall be designed to the satisfaction of the Zoning Administrator. Prior to submission to the Zoning Administrator the design shall be submitted to the Council Office for review. Additionally, a calendar of such future events shall be posted on the St. Joseph Center website. The area of this sign shall not be subject to the limitation upon sign area required by Condition No. 20.</p>	<p>In compliance. A bulletin board is located on Hampton Drive (property frontage) to notify the community of the Center's upcoming activities. The dimension of the bulletin board is 3 feet by 5 feet. It is readable from the sidewalk and meets the signage requirements outlined in Condition No. 20.</p> <p>A calendar of the hours of operation and future events is also listed on the St. Joseph Center website</p> <p><u>See Tab #8</u> <u>See Tab #24-</u> Copy of future events section of St. Joseph Center website <u>See Tab #21</u></p>
<p>25.</p>	<p>Project Setbacks. The building setback from the southern property line will be no less than 21 feet, provided that a shade canopy may be located within 15 ½ feet of the southerly property line. The setbacks from the northern, western, and eastern property lines will be no less than 15 feet each except as permitted by Condition No. 9,b, relative to the eastern setback for a portion of the second story.</p>	<p>In compliance. The project setbacks on the southerly property line are no less than 21 feet and the northern, western, and eastern property lines are no less than 15 feet, excluding the exceptions outlines in Condition No. 9.</p> <p><u>See Tab #18</u></p>
<p>26.</p>	<p>The front yard setback along Hampton Drive shall be landscaped, irrigated, maintained and sloped up to the building at an approximately 2:1 slope (as shown on the attached plans at Exhibit A) to soften the appearance of the building and to discourage transient loitering in the landscaped area. Such planting shall include a wall hugging vine to minimize the scale of the retaining wall and to discourage graffiti.</p>	<p>In compliance. The front yard setback along Hampton Drive is landscaped, irrigated and maintained sloped up to the building. This landscaping is situated such that it discourages loitering and buffers the retaining wall to discourage graffiti.</p> <p><u>See Tab #3-</u> Approved sheet A4-202 of the City of Los Angeles' Approved Development Plans</p> <p><u>See Tab #2</u></p> <p><u>See Tab #25-</u> Irrigation Plan sheets L2-101 and Tab #3 to L2-103 of the City of Los Angeles' Approved Development Plans</p> <p><u>See Tab #26-</u> Pictures of landscaping and front yard set back along Hampton Drive</p>

<p>27.</p>	<p>There shall be no construction on Saturdays and Sundays and all construction parking shall be on-site or leased off-street parking. There shall be no audible exterior demolition or construction activities on all Jewish Holy Days until 1:00 p.m. and all day on Yom Kippur. Jewish Holy Days shall be limited to the following 13 days:</p> <p>Rosh Hashana (2 days) Yom Kippur (1 day) Shavout (2 days) Sukkot (2 days at beginning; 2 days at end) Passover (2 days at beginning; 2 days at end)</p> <p>Further, no construction activities may be undertaken from 4:00 p.m. on the eve of Rosh Hashana, nor from 4:00 p.m. on the eve of Yom Kippur until the first business day following Yom Kippur.</p>	<p>In compliance. No construction took place during the days and times outlined in Entitlement and Condition No. 27.</p>
<p>28.</p>	<p>The Applicant shall fund the construction of a fence for the Mishkon Tephilo Congregation located across Hampton Drive at 201 Hampton Drive. The fence shall provide reasonable visual privacy for the childcare play yard along the Hampton Drive frontage at the Mishkon Tephilo Congregation property.</p>	<p>In compliance. The Mishkon Temple determined that it was unnecessary for the applicant to fund a fence located across Hampton Drive and released St. Joseph Center of this obligation</p> <p><u>See</u> Tab #27- Copy of letter from Mishkon Temple</p>
<p>29.</p>	<p>The Applicant shall restrict access to the roof of the Project to authorized staff personnel. An architectural lattice or similar screening material shall be erected at the southerly edge of the roof deck to visually buffer the deck from the apartment building to the south. Landscaping materials shall be incorporated into the lattice.</p>	<p>In compliance. Rooftop access has been restricted to authorized personnel (operations staff and related contracted vendors). Fiberglass planters and landscaping have been erected along the southerly edge of the roof deck to visually buffer the deck from the apartment building south, as approved by the City of Los Angeles.</p> <p><u>See</u> Tab #28- Picture of the roof deck with fiberglass planters <u>See</u> Tab #3- sheets A2-202 and L1-151 of the City of Los Angeles' Approved Development Plans dated August 11, 2006</p>
<p>30.</p>	<p>During demolition and construction, the Applicant shall erect barriers on the subject property to shield construction activities.</p>	<p>In compliance. During demolition and construction, barriers were erected on the property to shield construction activities.</p>

31.	The Applicant and its contractors shall coordinate with Mishkon Tephilo Congregation to minimize construction noise to the extent feasible.	During the period of construction, contractors coordinated with the Mishkon Tephil Congregation to minimize construction noise.
32.	Any changes to the project as permitted by Condition No. 4, and any portions of the project not detailed herein shall comply with the applicable provisions of the Venice Local Coast Program Land Use Plan.	<p>In compliance. Development was performed in conformance with Exhibit A and Condition No. 4.</p> <p><u>See</u> Tab #2</p>
33.	The applicant and parties operating the shared parking facility shall submit written evidence in a form satisfactory to the Office of Zoning Administration which describes the specific nature of the uses, hours of operation, parking requirements, and the allocation of parking spaces, and which demonstrates that the required parking for each use, including leased parking, will be available taking into account their hours of operation. This information shall be provided for the uses on the entire church site.	<p>In compliance. The applicant and operating parties submitted written evidence to the Zoning Administration from Crain & Associates (transportation planning and traffic engineering firm) in December 2003. This parking study describes the various on-site uses, hours of operation, parking requirements, and allocation of parking spaces.</p> <p>The parking analysis also demonstrates that the required parking for each use, including leased parking is sufficient and available for all users during the hours of operation.</p> <p><u>See</u> Tab #29- Crain & Associates Parking Analysis dated December 2003</p>
34.	Reserved or otherwise restricted spaces shall not be shared. No spaces shall be reserved for any particular user, including lease parking spaces. The entire 146 parking spaces must be made available to all of the uses, except that leased parking (as set out below) may be confined to the lower parking lot.	<p>In compliance. The City of Los Angeles' required parking is 132 spaces, consistent with the California Coastal Commission requirements pursuant to the Shared Parking Plan that the City Council approved on June 22, 2004, and acknowledged by the City in a Clarification Letter dated August 14, 2006.</p> <p><u>See</u> Tab #30- Letter of Clarification from City of Los Angeles dated August 14, 2006</p> <p>There are no reserved parking spaces in either parking lot and all spaces are available to all of the on-site users. All 132 parking spaces are utilized by the staff, clients and visitors of the on-site users. Leased parking has been</p>

		confined to the lower parking lot.
35.	Leased parking spaces shall be limited to the lower parking lot located along Hampton Drive. Prior to the issuance of a Certificate of Occupancy, a parking operations plan shall be submitted to the Zoning Administrator for review and approval. The parking operations plan shall ensure that the needs of all on-site users are adequately met before making spaces available for public use. The Zoning Administrator may require the recommendation of Department of Transportation prior to approval. A shared parking survey and analysis shall be provided with any plan approval application and shall be reviewed by the Department of Transportation prior to submission.	<p>In compliance.</p> <p>All leased parking permit holders have been instructed to park in the lower lot at all times. Crain & Associates (transportation planning and traffic engineering firm) developed a Parking Operations and Management Plan for St. Joseph Center in May 2005, which was submitted to the Zoning Administrator for review and approval.</p> <p>This parking operations and management plan ensured that the parking needs of all the on-site users could be adequately met before leasing spaces to the public.</p> <p><u>See</u> Tab #31- Parking Operations and Management Plan dated May 19, 2005 <u>See</u> Tab #29</p>
36.	Prior to the issuance of any permits, additional documents, covenants, deed restrictions, or other agreements shall be executed and recorded as may be deemed necessary by the Zoning Administrator, in order to assure the continued maintenance and operation of the shared spaces, under the terms and conditions set forth in the original shared parking arrangement. Any changes to the participating uses or hours (includes portions within the City of Santa Monica) shall require a plan approval application and a public hearing.	<p>In compliance.</p> <p>All documents, covenants, deed restrictions, and other agreements required by the Zoning Administrator were submitted to the Zoning Administrator's office before the issuance of any permits.</p> <p>The applicant has maintained and operated the shared parking spaces in accordance with the parking analysis that was submitted prior to the issuance of any permits;</p> <p><u>See</u> Tab #29 <u>See</u> Tab #5 <u>See</u> Tab #6</p>
37.a.	Except as otherwise provided herein all requirements of the specific plan shall apply to any deviations permitted by Condition No. 4 and for any project details not disclosed herein. Prior to the issuance of any permit, the applicant shall secure the review of plans and recommendation for sign-off from the Planning Department Venice Specific Plan staff to the Zoning Administrator.	<p>In compliance.</p> <p>The property was developed in accordance with plans submitted to, and approved by, the Planning Department Venice Specific Plan staff.</p> <p>A planting and automatic irrigation plan was prepared and approved by the Planning Department</p>

	Prior to the issuance of a building permit the applicant shall submit a landscape and automatic irrigation plan prepared by a licensed landscape architect and in compliance with Section 11,B,6, of the Specific Plan.	<p><u>See</u> Tab #25</p> <p><u>See</u> Tab #32- Clearance Summary Worksheet for Permit No. 06010-10000-00334</p>
37.b.	Trash enclosure for regular and recyclable trash shall be provided.	<p>In compliance.</p> <p>Trash receptacles for regular and recyclable trash are located in the basement of the project site</p> <p><u>See</u> Tab #14</p>
37.c.	Any roof structures shall comply with Section 9, C, of the Specific Plan.	<p>In compliance.</p> <p>Per the City of Los Angeles' Approved Development Plans, all roof structures comply with Section 9, C.</p> <p><u>See</u> Tab#- 3- Sheets A2-203 of the City of Los Angeles' Approved Development Plans</p>
38.a.	<p>The following environmental mitigation measures shall apply only to the building site (Lots 27-31, Rosemont Terrace Tract)</p> <p>Aesthetics (Landscaping): All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.</p>	<p>In compliance.</p> <p>A planting and automatic irrigation plan was prepared and approved by the Planning Department</p> <p><u>See</u> Tab# 25</p>
38.b.	<p>Aesthetics (Surface Parking):</p> <p>A minimum of one 24-inch box tree (minimum trunk diameter of 2 inches and a height of 8 feet at the time of planting) shall be planted for every four parking spaces (34 trees for 134 parking spaces). The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. Automatic irrigation plan shall be approved by the City Planning Department.</p>	<p>In compliance.</p> <p>Landscaping for all open areas were implemented per the approved development plans</p> <p><u>See</u> Tab #25</p> <p><u>See</u> Tab #33- Pictures of parking lot landscape</p>

38.c.	<p>Aesthetics (Light):</p> <p>Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties</p>	<p>In compliance.</p> <p>Outdoor lighting with shielding has been installed and does not impact the adjacent residential properties</p> <p><u>See</u> Tab #34- Pictures of outdoor lighting</p> <p><u>See</u> Tab #18 and 25</p>
38.d.	<p>Tree Removal</p> <ol style="list-style-type: none"> 1) Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert as defined by Ordinance 153, 478, indicating the location, size, type and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning and the Street Tree Division of the Bureau of Street Maintenance. All trees in the public right-of-way shall provided per the current Street Tree Division standards. 2) The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance and the Advisory Agency. <p>*Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Street Tree Division at 213-485-5675</p>	<p>In compliance pursuant to memorandum from the Division of Street Urban Forestry, Street Trees</p> <p><u>See</u> Tab #35- Clearance memorandum from the Division of Street Trees and attached May 23, 2006 tree report by The Tree Resource</p>
38.e.	<p>Seismic:</p> <p>The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.</p>	<p>In compliance.</p> <p>Design and construction were implemented as approved by the City of Los Angeles' Building and Safety Department</p>
38.f.	<p>Erosion/Grading/Short-Term construction Impacts</p> <ol style="list-style-type: none"> 1) Air Quality: <ol style="list-style-type: none"> a) All unpaved demolition and construction areas shall be wetted at least 	<p>In compliance.</p> <p>The construction was implemented as approved by the City of Los Angeles' Building and Safety Department</p>

twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

- b) The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- c) All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- d) All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- e) All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- f) General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

2) Noise:

- a) The project shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,574 and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- b) Construction shall be restricted to the hours of 7 a.m. to 6 p.m. Monday through Friday, and 8 a.m. to 6 p.m. on Saturday.
- c) Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- d) The project contractor shall use power construction equipment with state of-the-art noise shielding and muffling devices.
- e) The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

3) General Construction:

- a) All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water based paints, vehicle fluids, broken asphalt and concrete,

	<p>wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.</p> <ul style="list-style-type: none"> b) Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains. c) Do not hose down pavement at material spills. Use dry cleanup methods whenever possible. d) Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting. e) Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets. f) Conduct all vehicles/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills. 	
<p>38.g.</p>	<p>Explosion/Release (Asbestos Containing Materials)</p> <p>Prior to the issuance of the demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other state and federal rules and regulations.</p>	<p>In compliance. All identified asbestos and lead contaminated material was properly removed or stabilized</p> <p><u>See</u> Tab #36- letter from A-Tech Consulting dated April 27, 2006</p>
<p>38.h.</p>	<p>Parking Lots with 25 or more spaces or 5,000 square feet of lot area. (Residential, Commercial, Industrial, Public Facility)</p> <ul style="list-style-type: none"> 1) Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing ¼ inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required. 2) Post-development peak storm water runoff discharge rates shall not exceed the estimated pre-development rates and shall not exceed the estimated predevelopment rate for developments where the increase 	<p>In compliance.</p> <p>A Construction Stormwater Pollution Prevention Plan (SWPPP) was developed in September 2006 by GeoSyntec Consultants. This plan includes: SWPP Requirements; Project Information; Best Management Practices; Maintenance, Repair, and Inspection; Training; Responsible Parties and Operators; and Monitoring Reporting Program.</p> <p>Pursuant to the SWPPP developed for the project site, the architect/engineers and property owner of the facility are bound to the construction and post-construction measures for the project.</p> <p><u>See</u> Tab #37- Post-Construction Stormwater Quality Management Plan</p>

- peak stormwater discharge rate will result increased potential for downstream erosion.
- 3) Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
 - 4) Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
 - 5) Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
 - 6) Promote natural vegetation by using parking lot islands and other landscaped areas.
 - 7) Preserve riparian areas and wetlands.
 - 8) Cut and fill slopes in designated hillside areas shall be planted and irrigated to prevent erosion, reduce runoff velocities and to provide long term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
 - 9) Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7103 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing rock outlet protection. Rock outlet protection is a physical device composed of rock grouted, riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair and maintain the outlet protection after each significant rain.
 - 10) All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING – DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
 - 11) Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, just be posted at public access points along channels and creeks within the project area.
 - 12) Legibility of stencils and signs must be maintained.
 - 13) Materials with the potential to contaminate stormwater must be: (a) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (b) protected by secondary

	<p>structures such as berms, dikes, or curbs.</p> <p>14) The storage area must be paved and sufficiently impervious to contain leaks and spills.</p> <p>15) The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.</p> <p>16) Trash container areas must have drainage from adjoining roofs and pavement diverted around the area(s).</p> <p>17) Trash container areas must be screened or walled to prevent off-site transport of trash.</p> <p>18) Reduce impervious land coverage of parking lot areas.</p> <p>19) Infiltrate runoff before it reaches the storm drain system.</p> <p>20) Runoff must be treated prior to release into the storm drain. Three types of media filtration are available, (1) dynamic flow separator, (2) a filtration or (3) infiltration. Dynamic flow separators use hydrodynamic force and sorbents to remove debris, and oil and grease, and are located underground. Filtration involves catch basins with filter inserts. Filter inserts must be inspected every six months and after major storms, and cleaned at least twice a year. Infiltration methods are typically constructed on-site and are determined by various factors such as soil types and groundwater table.</p> <p>21) Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.</p> <p>22) The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Zoning Administrator binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation plan and/or per manufacturer's instructions.</p> <p>23) Prescriptive methods detailing BMP's specific to this project category area available. Applicants are encouraged to incorporate the prescriptive methods into the design plans. These Prescriptive Methods can be obtained at the Public Counter or downloaded from the city's website at: www.lastormwater.org. (See Exhibit D).</p>	
38.i.	<p>Safety Hazards:</p> <p>Submit a parking and driveway plan, that incorporates design features that shall reduce</p>	<p>In compliance.</p> <p>The parking and driveway plan was submitted and approved to reduce accidents</p>

	accidents, to the Bureau of Engineering and the Department of Transportation for approval.	<u>See</u> Tab #18
38.j.	<p>Utilities (Power):</p> <p>If conditions dictate, the Department of Water and Power may postpone new power connections for this project until power supply is adequate</p>	<p>In compliance.</p> <p>Project is operational and has adequate power supply</p>
38.k.	<p>Utilities (Solid Waste):</p> <ol style="list-style-type: none"> 1) The applicant shall institute a recycling program to the satisfaction of the Zoning Administrator to reduce the volume of solid waste going to landfills in compliance with the City's goal of a 50% reduction in the amount of waste going to landfills by the year 2000. 2) Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. 	<p>In compliance.</p> <p>The applicant implemented a recycling program to reduce the volume of solid waste going to landfills</p> <p><u>See</u> Tab #38- Compliance Letter for Recycle Plan dated July 24, 2006</p> <p>Recycling bins have been provided throughout the site to promote recycling of various materials</p> <p><u>See</u> Tab #14</p>