

Mitigation Monitoring and Reporting Program

9908 South Santa Monica Boulevard
Condominium Project EIR

Prepared by:

City of Beverly Hills
455 Rexford Drive, First Floor
Beverly Hills, CA 90210

Prepared with the assistance of:

Rincon Consultants, Inc.
250 East 1st Street, Suite 301
Los Angeles, CA 90012

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Mitigation Monitoring and Reporting Program

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the 9908 South Santa Monica Boulevard Condominium Project, proposed in the City of Beverly Hills. The purpose of the MMRP is to ensure that the required mitigation measures identified in the Final Environmental Impact Report (FEIR) are implemented as part of the overall Project implementation. In addition to ensuring implementation of mitigation measures, the MMRP provides feedback to agency staff and decision-makers during Project implementation, and identifies the need for enforcement action before irreversible environmental damage occurs.

The following table summarizes the mitigation measures for each issue area identified for the Proposed Project in the EIR. The table identifies each mitigation measure; the action required for the measure to be implemented; the time at which the monitoring is to occur; the monitoring frequency; and the agency or party responsible for ensuring that the monitoring is performed. In addition, the table includes columns for compliance verification. These columns will be filled out by the monitoring agency or party and would document monitoring compliance. Where an impact was identified to be less than significant, no mitigation measures were required.

This MMRP will be used by City staff or the City's consultant to determine compliance with permit conditions. Violations of these conditions may cause the City to revoke the operating permit.



Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
LAND USE AND PLANNING							
LU-1 Operational Measures Program. Prior to issuance of a grading or building permit, whichever comes first, the applicant-submitted program of implementation and operational measures required by the Planned Development Standards in the BHMC shall be reviewed and approved by the appropriate City Departments/Divisions (e.g. Building & Safety, Planning, Transportation, etc.).	During building plan check, the plans and program for implementation and operational measures shall be reviewed by the Community Development Department for compliance with the overlay zone, submitted parking plans, and Mitigation Measures Traf-1 and Traf-2.	Prior to issuance of grading permit.	Prior to issuance of grading permit, periodic reviews as needed.	Project Applicant, Community Development Department			
LU-2 Construction Management Program. Prior to issuance of a grading or building permit, whichever comes first, as required by the Planned Development Standards in the BHMC the applicant shall submit a construction management program that addresses issues a through l listed below. The program will be reviewed and approved by the appropriate City Departments/Divisions (e.g. Building & Safety, Planning, Transportation, etc.). a) Fugitive dust b) Noise attenuation c) Air quality d) Hours of operation e) Street circulation and parking f) Employee parking g) Truck routing and staging h) Public notifications i) Pedestrian safety j) Holiday season considerations k) Truck traffic scheduling l) Coordination with other construction activities in the vicinity of the project	During building plan check, the construction management program shall be reviewed by the Community Development Department and the Building and Safety Division to ensure compliance with this measure.	Prior to issuance of grading or building permit, whichever comes first.	Prior to issuance of grading or building permit, whichever comes first, periodic reviews as needed.	Project Applicant, Community Development Department			



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TRANSPORTATION AND TRAFFIC							
TRAF-1 Review of Project Features. Prior to constructing project features (such as walls or landscaping) adjacent to the project driveways, the City Traffic Engineer shall review the proposed design to ensure that features are adequately designed to not obstruct driver and pedestrian visibility.	The Project Applicant shall identify all project features that could conflict with driveway visibility on project plans. The City Traffic Engineer, Public Works Department and Community Development Department will review and approve the project features to ensure that their locations comply with all applicable location and distance standards.	Before issuance of a building permit.	Once prior to issuance of building permit.	Project Applicant, Department of Public Works/Civil Engineering Division and Community Development Department.			
TRAF-2 Driveway Plans. Prior to the issuance of a building permit, the Developer shall submit driveway plans for review and approval by the City of Beverly Hills, which shall include pedestrian safety measures such as visual and/or audible warning to pedestrians along the South Santa Monica Boulevard to indicate when vehicles are exiting the Project driveway. The Project shall include a stop sign for vehicles leaving the Project driveway prior to entering the public sidewalk.	During building plan Check, the driveway plan shall be reviewed by the Community Development Department to ensure compliance with this measure.	Before issuance of a building permit.	Once prior to issuance of building permit.	Project Applicant, Community Development Department			
TRAF-3 Construction Traffic Management Plan. The Developer shall create a Draft Construction Traffic Management Plan to minimize traffic flow interference from construction activities. The Final Construction Traffic Management Plan shall be submitted to the City and shall include plans to accomplish the following: <ul style="list-style-type: none"> • <i>Maintain existing access for land uses in the proximity of the Project site during Project construction;</i> • <i>Schedule deliveries and pick-ups of</i> 	The Construction Traffic Management Plan and a Construction Workers Parking Management Plan shall be reviewed by to the Director of Community Development and the Building and Safety Division for compliance	Before issuance of a grading permit.	Prior to issuance of grading permit, and periodic reviews as needed.	Project Applicant, Community Development Department			



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<p><i>construction materials for non-peak travel periods, to the maximum extent feasible;</i></p> <ul style="list-style-type: none"> • <i>Coordinate haul trucks, deliveries and pick-ups to reduce the potential for trucks waiting to load or unload for protracted periods of time;</i> • <i>Minimize obstruction of through-traffic lanes on Wilshire Boulevard and Santa Monica Boulevard;</i> • <i>Construction equipment traffic from the contractors shall be controlled by flagman;</i> • <i>Designated transport routes for heavy trucks and haul trucks to be used over the duration of the Proposed Project;</i> • <i>Schedule vehicle movements to ensure that there are no vehicles waiting offsite and impeding public traffic flow on the surrounding streets;</i> • <i>Establish requirements for loading/unloading and storage of materials on the Project site, where parking spaces would be encumbered, length of time traffic travel lanes can be encumbered, sidewalk closings or pedestrian diversions to ensure the safety of the pedestrian and access to local businesses;</i> • <i>Coordinate with adjacent businesses and emergency service providers to ensure adequate access exists to the Project site and neighboring businesses; and</i> • <i>Prohibit parking for construction workers except on the Project site and any designated offsite parking locations. These off site locations</i> 	<p>with this measure.</p> <p>Field inspectors during construction will also review the work to ensure that it complies with the requirements set forth by the Construction Traffic Management Plan and the Construction Workers Parking Management Plan.</p>	<p>Continuously during grading and construction.</p>	<p>Periodically during grading and construction.</p>				



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<p><i>will require the approval of the City of Beverly Hills. These offsite parking locations cannot include any parking garage in the City of Beverly Hills or any residential streets including Charleville Boulevard, Durant Street, and those streets which connect to Charleville Boulevard.</i></p> <p>The Final Construction Traffic Management Plan shall be submitted and approved by the City prior to issuance of a grading or building permit, whichever comes first.</p>							
<p>TRAF-4 Construction Workers Parking Plan. The Developer shall submit a Construction Workers Parking Plan identifying parking locations for construction workers. To the maximum extent feasible, all worker parking shall be accommodated on the project site. During construction activities when construction worker parking cannot be accommodated on the project site, the Plan shall identify alternate parking locations for construction workers and specify the method of transportation to and from the project site for approval by the City prior to issuance of a grading or building permit, whichever comes first. The Construction Workers Parking Plan must include appropriate measures to ensure that the parking location requirements for construction workers will be strictly enforced. These include but are not limited to the following measures:</p> <ul style="list-style-type: none"> <i>All construction contractors shall be provided with written information on where their workers and their subcontractors are permitted to park and provide clear consequences to violators for failure to follow these regulations. This information will clearly state that no parking is permitted on residential streets south of Santa Monica Boulevard or in public parking</i> 	<p>The primary contractor shall submit to the Community Development Department a program and affidavit attesting to the compliance with this measure as part of the Construction Workers Parking Plan, which will be reviewed by the Community Development Department</p> <p>Building inspectors will review for compliance with the requirements set forth by the Construction Traffic Management Plan and the Construction Workers Parking Management Plan during field inspections.</p>	<p>Before issuance of a grading permit.</p> <p>Continuously during grading and construction.</p>	<p>Prior to issuance of grading permit, and periodic reviews as needed.</p> <p>Periodically during grading and construction.</p>	<p>Project Applicant, Community Development Department</p>			



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<p>structures;</p> <ul style="list-style-type: none"> No parking for construction workers shall be permitted within 500 feet of the nearest point of the project site except within designated areas. The contractor shall be responsible for informing subcontractors and construction workers of this requirement, and if necessary, for hiring a security guard to enforce these parking provisions. The contractor shall be responsible for all costs associated with enforcement of this mitigation measures; and In lieu of the above, the project applicant/construction contractor has the option of phasing demolition and construction activities such that all construction worker parking can be accommodated on the project site throughout the entire duration of demolition, excavation and construction activities. 							
<p>TRAF-5 Cumulative Construction Management Plan. The applicant for the Proposed Project shall prepare a Cumulative Construction Management Plan in efforts to coordinate with the construction plans for One Beverly Hills, the Beverly Hilton Revitalization Plan, Metro Purple Line Extension, 10000 Santa Monica, Westfield Shopping Center, and the City of Beverly Hills. The requirements of the plan are as follows:</p> <ul style="list-style-type: none"> Provide details regarding any temporary roadway closures in order to limit overlap of roadway closures. Provide details regarding all major deliveries to limit the occurrence of simultaneous deliveries. Provide details regarding the loading and unloading of delivery vehicles. Any offsite staging areas for delivery vehicles shall be consolidated and shared. <p>The City will review the plan, and any overlap in construction activities will be addressed through coordination with the City.</p>	<p>A signed document specifying the plan of the project shall be submitted to the Community Development Department for review to enforcement.</p>	<p>Before issuance of a grading permit.</p>	<p>Prior to issuance of grading permit.</p>	<p>Project Applicant, Department of Public Works/Civil Engineering Division and Community Development Department.</p>			



