

# ATTACHMENT D.1

## CONDITIONS OF APPROVAL COMPLIANCE MATRIX

### CHAMINADE COLLEGE PREPARATORY, HIGH SCHOOL

MAIN CAMPUS: 7500 CHAMINADE AVENUE, 23241 COHASSET STREET & 23260 SATICOY STREET  
 NORTH CAMPUS: 23217-23255 SATICOY STREET & 7619-7629 WOODLAKE AVENUE

<b>Case No. CPC-2009-1477-CU-ZV-ZAA-SPR, Approved 11/17/2009, and As Amended by Letters of Clarification, dated 4/6/2010 &amp; 6/16/2010</b>	
<b>Condition</b>	<b>Response / If Applicable, REQUEST for Condition Modification</b>
<p><b>1.</b> The Chaminade College Preparatory High School shall be limited to the existing and proposed structures, limited to occupancy by students, school personnel, and visiting guests as outlined on page P0.F of the site plans. (Exhibit B1)</p>	<p><b>REQUEST</b> – Chaminade College Preparatory (“Chaminade” or the “Applicant”) requests the modification of Condition No. 1 to revise Exhibit B1 to be consistent with the proposed revised campus plan.</p>
<p><b>2.</b> A total of 40,911 square feet of existing floor area will be demolished to ultimately accommodate no more than 86,200 square feet of new construction, for a total floor area of 203,896 square feet. The demolition and construction of structures shall be in substantial conformance with the attached phasing plan, identified as Exhibit D4.</p>	<p><b>REQUEST</b> – The Applicant requests the modification of Condition No. 2 to reflect the revised floor area proposed under the revised campus plan. As part of the revised campus plan, 32,204 square feet is proposed to be demolished on Main Campus and 53,929 square feet is proposed to be demolished on the North Campus, for a total of 86,133 square feet of floor area to be demolished. New construction of floor area includes approximately 60,760 square feet on the Main Campus and 8,494 square feet on the North Campus, for a total of 69,254 square feet of new floor area. A total of 124,564 square feet of existing floor area will remain on the Main Campus, bringing the total floor area (including new floor area) to 193,818 square feet at Project completion, which is less than the 203,896 square feet of total floor area permitted under Condition No. 2.</p>
<p><b>3.</b> The total development of the new structures shall be limited to following maximum floor areas (See Exhibit B1):</p> <ul style="list-style-type: none"> <li>– Library/Student Center/Lunchroom: 30,000 square feet</li> <li>– Performing Arts Center: 25,000 square feet</li> <li>– Auxiliary Athletic Complex: 18,000 square feet</li> </ul>	<p><b>REQUEST</b> – The Applicant requests the modification of Condition No. 3 to reflect the development of new structure proposed under the revised campus plan.</p>

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<b>Condition</b>	<b>Response / If Applicable, REQUEST for Condition Modification</b>
<ul style="list-style-type: none"> <li>– Aquatic Complex (Pool)/Parking: 7,400 square feet with 24 new parking spaces</li> <li>– Pool House: 3,600 square feet</li> <li>– Pool Equipment Shelter: 1,300 square feet</li> <li>– Maintenance Building: 900 square feet</li> <li>– A 36-foot tall, mesh-type fence and landscaping for the baseball field</li> <li>– A 16-foot tall, text-only, LED pole sign for on-site identification and informational purposes only (Exhibit B3)</li> </ul>	
<p><b>4.</b> The primary use of the subject property shall be limited to a private school, grades 9 through 12, with a maximum enrollment of 1,360 students.</p>	<p>Chaminade is in compliance with Condition No. 4. No modification or increase to the maximum student enrollment is requested.</p>
<p><b>5. Use Restrictions.</b></p> <p><b>a.</b> Rental or lease of the batting cage facilities or athletic fields located on the school campus is not permitted for any purpose. Rental or lease of other on-site facilities is limited to activities solely to the general educational purpose of the institution. [The term "rental of the facilities" is not dependent upon the payment of a fee].</p> <p><b>b.</b> Parking on-site shall not be utilized for events or uses occurring at off-site locations, unless the off-site event occurs on a weekend, in the summer, and does not coincide with a Special Event at the school.</p> <p><b>c.</b> Filming exclusively for commercial purposes and without active student participation, shall be prohibited on the property. All filming shall be limited between the hours of 8:00 a.m. to 8 p.m., Monday through Friday. The use of artificial light is prohibited.</p> <p><b>d.</b> No incidental gaming activities as defined in Section 12.21-A,13, shall be permitted on the site.</p>	<p><b>a. REQUEST</b> – Chaminade requests the modification of Condition No. 5.a. to have the ability to rent out its facilities on the new North Campus from time to time. While capacity may be limited based upon the High School’s own needs, Chaminade understands and acknowledges that there is a shortage of athletic fields and swimming pools to serve the needs of schools, youth, and adult sports in the local area.</p> <p>Chaminade is, and will continue to be, in compliance with Condition Nos. 5.b-5.d.</p>

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<b>Condition</b>	<b>Response / If Applicable, REQUEST for Condition Modification</b>
<p><b>6. Hours of Operation Shall Observe the Following Limitations.</b></p> <p><b>a.</b> For daytime classroom instruction: 6:30 a.m. to 6 p.m., Monday through Friday. Evening classes, occurring no more than four times weekly is to conclude by 10:00 p.m. Saturday classroom instruction is limited to the hours of 8:00 a.m. to 6:00 p.m. No classroom instruction is permitted on Sunday.</p> <p><b>b.</b> For gymnasium use: 6:30 a.m. to 10:00 p.m., Monday through Friday; 8:30 a.m. to 10:00 p.m. on Saturday; and 8:30 a.m. to 8:00 p.m. on Sunday. No Saturday game or practice session shall begin prior to 8:30 a.m. No congregating on the school site for the purpose of these activities shall occur prior to 8:30 a.m. on Saturdays and Sundays. An instructor or school staff member shall be present at the subject site at least one half hour prior to the designated start times to monitor student activities/arrivals to assure that noise impacts on the adjacent neighbors are minimized.</p> <p><b>c.</b> For Athletic Field/Stadium use: Shall have hours of 7:00 a.m. to 10:00 p.m., Monday through Friday; Saturday use is limited to 8:00 a.m. to 9 p.m., and; 9:00 a.m. to 8:00 p.m. on Sunday. No more than 15 Sundays per year will be allowed. Athletic use is not permitted on national holidays. No congregating on the site for the purpose of these activities shall occur before the permitted hours. An instructor/school staff member shall be present at the subject site at least one-half hour prior to the designated start times to monitor student activities/arrivals to assure that noise impacts on the adjacent neighbors are minimized.</p> <p><b>d.</b> For Aquatic Complex/Pool use: Shall have hours of 8:00 a.m. to 8:00 p.m., Monday through Friday. Saturday use is limited to 10 a.m. to 7 p.m. Athletic use is not permitted on Sundays or national holidays</p>	<p>The Applicant is in compliance with this condition and will remain compliant with respect to the proposed Project.</p>

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<p><b>e. Batting Cage.</b> The batting cage shall be restricted to the sole use of Chaminade students and staff. No use of the cages shall occur between 8:00 p.m. and 8:00 a.m., the following day (Monday through Saturday). No use of the batting cages in permitted on Sundays.</p> <p><b>f. Teacher preparations, normal school maintenance, parent conferences with teachers, school board meetings and similar customary school activities cumulatively limited to 451 vehicles on the property at one time may extend beyond the hours set forth above.</b></p> <p><b>g. Motorized sweeping of the parking lots and driveways and motorized landscape maintenance shall occur only between the hours of 8 a.m. and 6 p.m., Monday through Saturday.</b></p>	<p><b>e. Typo Correction Request</b> – Revise last sentence to: "No use of the batting cages <u>is</u> permitted on Sundays"</p>
<p><b>7. Height.</b> With the exception of the 67-foot tall Performing Arts Center, the height of the proposed new structures shall not exceed 45 feet in height above existing adjacent ground elevation for properties in the A1-1 Zone, and shall not exceed 36 feet in height for properties in the RS-1 Zone.</p> <p><b>a.</b> Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of adjoining lots.</p> <p><b>b.</b> The number of auditorium seats in the Performing Arts Center, whether fixed or movable, shall not exceed 380 (not including musician, chorus, classroom, stage, or office seating).</p> <p><b>c.</b> The maximum occupancy of the building shall be determined by the Fire Department, prior to the issuance of the Certificate of Occupancy, and shall be so posted.</p>	<p><b>REQUEST</b> – The Applicant requests that Condition No. 7 be revised to allow for the new, 48-foot tall Multi-Story Building, with administrative, counseling, library, multi-purpose, classroom and lab areas, in the A1-1 Zone on the Main Campus. A concurrent Zoning Administrator Adjustment is requested to allow for the 48-foot height, in lieu of the permitted 45-foot height in the A1-1 Zone.</p>
<p><b>8. Setbacks.</b> With the exception of the proposed 36-foot tall fence for the baseball field, all new structures abutting a single-family residence shall be located at a minimum distance of 35 feet from the property line.</p>	<p><b>REQUEST</b> – The Applicant requests the modification of Condition No. 8 to clarify that it applies to new structures on the Main Campus only, as there are no minimum required setbacks in the C2 Zone proposed for the new North Campus.</p>

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<p><b>9. Sign.</b> One (1) 16-foot tall, text-only, LED pole sign for on-site identification and informational purposes only, with an 8-foot tall pole, and a sign face with dimensions of 8 feet in height and 12 feet in width, will be allowed along the Saticoy Street frontage as shown on the site plans (Exhibit B1). The pole sign will be in substantial conformance with Exhibit B3.</p>	<p>The Applicant is in compliance with this condition with respect to the existing pole sign. Please note that new identification and wayfinding signs will be proposed on the North Campus and on the pedestrian bridge.</p>
<p><b>10. Landscaping.</b> For each new structure, and <u>prior to obtaining any grading or building permits before the recordation of the final map</u>, a landscape plan, prepared by a licensed landscape architect, shall be submitted to and approved by the Planning Department in accordance with CP-6730.</p>	<p>The Applicant has complied with this condition.</p>
<p><b>11. Marching Band practices shall be limited to the following locations and hours:</b></p> <p><b>a.</b> Evening Practice Sessions. A maximum 1 weekday night per week in the outdoor stadium, between the hours of 6:30 p.m. and 9:00 p.m., to be completed with the lights turned out and the stadium vacated no later than 9:00 p.m. Students leaving the campus after 9:00 p.m. shall be instructed that no playing of instruments shall occur after the end of the session; this shall be strictly enforced by the school administration. The instructor or school staff shall monitor student activities and departures to ensure that noise impacts on adjacent neighbors are minimized.</p> <p><b>b.</b> Morning Practice Sessions. In addition to the one night as per above, a maximum 3 working days (Monday through Friday) per week between the hours of 7:50 a.m. and ending by 9:30 a.m. An exception is made for no more than two weeks in the summer when a marching band camp is held. In all instances, all students shall refrain from congregating at the practice site prior to 7:30 a.m. and after 9:30 a.m. during the school year and between 7:30 a.m. and after noon during the two-week band camp, to minimize noise impacts on adjacent neighbors. An instructor/school staff member shall be present at the subject location by 7:30 a.m. to monitor student activities and arrivals to ensure that</p>	<p><b>REQUEST</b> – Chaminade has a truly successful marching band program and requires slightly more outdoor practice time, as follows:</p> <p><b>a.</b> The Applicant requests up to two (2) weekday nights per week in the outdoor stadium, between the hours of 6 p.m. to 9 p.m., in lieu of one (1) weekday night per week from 6:30 p.m. to 9 p.m.</p> <p><b>b.</b> The Applicant requests that this condition be modified consistent with any modification to Condition No. 11.a. Chaminade also requests that morning practice sessions be modified to up to 2 hours of outdoor practice per day between the hours of 8:00 a.m. to 3:00 p.m, with an exception to allow no more than two weeks in the summer for marching band camp to be held between the hours of 8:00 a.m. and 8:00 p.m. To minimize disruption for neighbors, the outdoor playing of instruments is proposed to be limited to four (4) hours per day during summer camp.</p>

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<p>noise impacts on adjacent neighbors are minimized. No instruments shall be played (including tuning, or "warming up") prior to the 7:50 a.m. start time.</p> <p><b>c. Saturday Sessions.</b> A cumulative total of five Saturday marching band "warm up" sessions, immediately prior to participation at athletic competitions, shall be permitted during the school year, with hours expressly limited to starting after 8:45 a.m. and ending before 5:00 p.m.</p>	<p><b>c.</b> No change is requested to this Condition. The Applicant complies with this condition and will continue to comply after Project completion.</p>
<p><b>12. Special Events.</b></p> <p><b>a.</b> No more than 18 "Special Events" are authorized. Special events are activities involving parents and/or other visitors where more than 451 vehicles are anticipated at one time. School administrative board meetings and parent/teacher meetings are excluded from the definition of "Special Events".</p> <p><b>b.</b> Unless subsequently modified by the City Planning Commission, the 18 special events authorized on the property are as follows:</p> <ol style="list-style-type: none"> <li>1) Graduation - <u>One per semester</u></li> <li>2) Varsity Football Games (not including playoffs) - Eight per year</li> <li>3) Also, <u>nine additional days annually</u>, for school performances, other athletic events, and school-related fundraising activities.</li> <li>4) A copy of the Calendar and List of Major Events shall be submitted to the appropriate Council District, West Hills Neighborhood Council, and residents within 500 feet of the school property at least 60 days prior to the beginning of each school year for their reference.</li> <li>5) Calendar Modifications. No variation to allow any "special" event that is not included on the Calendar shall be scheduled without a minimum 60-day advance notification to the appropriate Council District, Neighborhood Council, and residents within 500 feet of the school property. (This</li> </ol>	<p>The Applicant is in compliance with Condition No. 12 and will remain compliant with respect to the proposed Project. No changes are proposed to the permitted Special Events.</p>

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<p>requirement is not applicable to rescheduled/postponed sporting events).</p> <p><b>c.</b> No more than one Special Event shall take place at one time on the subject property.</p> <p><b>d.</b> Permitted hours of special events shall be confined between the hours of 7:30 a.m. and 11 p.m., Monday through Saturday. By 11 p.m., all persons shall have vacated the property, other than administrative, janitorial, or security personnel.</p> <p><b>e.</b> An instructor or school staff member shall be present at all events to monitor student activities, arrivals and departures to ensure that noise impacts on adjacent neighbors are minimized.</p>	
<p><b>13. Meetings.</b> School administrative board meetings and parent/teacher meetings are not considered 'Special Events', but must conclude by 10:00 p.m.</p>	<p>The Applicant is in compliance with this condition and will remain compliant with respect to the proposed Project.</p>
<p><b>14. Trash/Debris.</b> School personnel shall monitor the streets, sidewalks, and parkways in the immediate vicinity for litter no later than the morning after the night of a special event and athletic game.</p>	<p>The Applicant is in compliance with this condition and will remain compliant with respect to the proposed Project.</p>
<p><b>15. Parking.</b></p> <p><b>a.</b> At least 451 permanent, striped parking spaces shall be provided on the site at all times. In conjunction with the construction of the aquatic complex, 24 new parking spaces will be constructed as shown on the plans (Exhibit B).</p> <p><b>b.</b> The school shall inform parents, students, faculty and staff in writing on an annual basis of all rules regulating school traffic and parking. A copy shall be mailed to the City Planning Department at the same time. The school shall maintain a progressive disciplinary system of enforcement of the involved student(s) from school. The school administration shall maintain a list of license plate numbers of all staff and students permitted to park on</p>	<p><b>REQUEST</b> – The Applicant requests the modification of Condition Nos. 15.a and 15.d to reflect the proposed revised parking plan with 400 parking spaces on the Main Campus and 101 parking spaces on the North Campus, for a total of 501 permanent, striped parking spaces. No other changes to Condition No. 15 are proposed, as Chaminade complies with the conditions for Special Events and will continue to comply after Project completion.</p>

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<p>campus and shall issue a parking tag to all families to be used when parents visit the school site.</p> <p><b>c.</b> Except during special events, all faculty, administrators, other employees and visitors shall be instructed by persons acting on behalf of the school to park on-site at designated locations.</p> <p><b>d. Special Event Parking</b></p> <p>1) If a special event at the property is expected to attract more than 451 vehicles, then off-site parking for vehicles in excess of the 451st vehicle shall be provided at the <u>West Hills Hospital</u> (located at 7300 Medical Center Drive) and/or other locations which the school may secure, to the satisfaction of the City Planning Department. Those persons attending the event shall be instructed to park in such off-site parking locations (unless playing field parking is allowed on the campus). Note: In the event that the school secures another off-site parking facility in lieu of the existing site, the applicant must notify the City Planning Department, the West Hills Neighborhood Council, the Council Office, and residents within a 500-foot radius, in writing at least 90 days in advance.</p> <p>2) A free shuttle bus system shall be used between the off-site parking area(s) and the subject property. Shuttle vehicles shall be of a number and carrying capacity to facilitate the transport of persons to and from the property expeditiously. The use of temporary signage will be used to inform parents, students and visitors to park within the designated off-site area(s) and to use the shuttle system. Note: Text-only temporary signs are permitted for use during the day of the special event, and will be posted and removed at least one half hour prior to the event and removed one half hour after the conclusion of the event.</p>	

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<p><b>e.</b> Construction Parking. In the event that construction staging takes place within the parking areas, and if at least 20 spaces are encumbered for construction purposes, Chaminade shall provide an equal number of temporary off-site parking spaces at a secondary site. Off-site parking will not be permitted along adjacent streets. If the secondary site is not immediately adjacent to the campus, a shuttle shall be provided to transport students, staff, and visitors to and from the school.</p>	
<p><b>16. Traffic Management Program.</b> The school shall implement a Traffic Management Program to encourage carpooling amongst parents and students, bicycling, and the use of public transit to reduce vehicular trips to school. A copy of which shall be provided to the Department of City Planning and the Council Office prior to the issuance of a certificate of occupancy. A copy shall also be posted on-site, online, sent by email, or regular mail to staff, students, and parents. Components of such efforts shall include:</p> <p><b>a.</b> Appointing adult traffic monitors for the program, distribution of literature explaining the program, and maintaining a system to encourage and enable parents to form and participate in carpools.</p> <p><b>b.</b> For each day that school is in session and for special events, parking monitors shall be required to be posted at each vehicular access driveway in order to direct traffic and minimize queuing of school visitor, student, and staff vehicles on adjacent residential streets, from blocking public right-of-ways, private driveways, or otherwise adversely affecting traffic circulation for residents. Likewise they will discourage excessive noise from car horns, car radios, car alarms and loud voices, and to maintain smooth ingress to and egress from the parking areas.</p> <p><b>c.</b> Traffic monitors shall be at the school for: (1) 30 minutes prior to the start of school through such time at which the gates are to be closed or have a security guard stationed at</p>	<p>The Applicant is in compliance with this condition. It should be noted that the Applicant will propose an updated Traffic Management Program for the revised campus plan for LADOT review, which will address the components addressed in Condition No. 16.</p>

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<p>the gates; (2) One-half hour prior to the end of school through such time at which the primary gates are to be closed or guarded, and; (3) One hour prior to the beginning of special events through such time at which the primary gates to the campus are to be closed or guarded.</p> <p><b>d.</b> Once parking has reached capacity, traffic monitors shall direct traffic away from residential streets, and utilize cones and temporary signage wherever necessary, to re-direct traffic, discourage spillover traffic and parking on adjacent residential streets, and to direct drivers to the secondary parking area (West Hills Hospital), where the free shuttle will transport visitors back to the school. Note: In the event that the school secures another off-site parking facility in lieu of the existing site, the applicant must notify the City Planning Department, the West Hills Neighborhood Council, the Council Office, and residents within a 500-foot radius, in writing at least 90 days in advance.</p> <p><b>e.</b> Provide a safe and secure area for bicycle parking.</p>	
<p><b>17.</b> Delivery vehicles shall enter and exit the property from Cohasset Street only. The property owner shall instruct companies who deliver to do so between 7:30 a.m. and 6 p.m. but outside the stated hours of student drop off and pick up.</p>	<p>The Applicant is in compliance with this condition and will remain compliant with respect to the proposed Project.</p>
<p><b>18.</b> Busses shall drop off and pick up students along Saticoy Street and Cohasset Street only. Buses are only permitted to park adjacent to the school along Saticoy Street or Cohasset Street, or adjacent to the park on the south side of Cohasset Street immediately across from the campus. Busses shall not keep the engine running while parked along Saticoy Street and Cohasset Street.</p>	<p>The Applicant is in compliance with this condition. Currently, and as proposed upon implementation of the revised campus plan, all bus drop off and pick-up occurs and will continue to occur along Saticoy Street.</p>
<p><b>19.</b> Except for egress to accommodate pick up and drop off of students and emergency vehicle access, vehicular access via any local street or use of a private residential driveway for vehicular turn-around purposes is strictly prohibited.</p>	<p>The Applicant is in compliance with this condition and will remain compliant with respect to the proposed Project.</p>

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<b>20.</b> An Emergency Procedures Plan shall be established by identifying guidelines and procedures to be utilized in the event of fire, medical urgency, earthquake or other emergencies to the satisfaction of the Police Department and Fire Department prior to the issuance of a certificate of occupancy. A copy of such document shall be submitted to the City Planning Department upon its approval.	The Applicant is in compliance with this condition.
<b>21.</b> A minimum of four state-licensed security guards shall provide security on football game nights with at least two officers assigned to patrol the adjacent residential neighborhoods with an emphasis on those residential streets nearest to the school. The officers shall be present one hour before game time and shall patrol the defined area until the campus is cleared of game participants and spectators and the campus gates are closed.	The Applicant is in compliance with this condition and will remain compliant with respect to the proposed Project.
<b>22.</b> A security plan shall be developed in consultation with the Police Department, outlining security features of each new structure to prior to the issuance of a certificate of occupancy for each new structure. In addition, the property owner shall provide to the Topanga Commanding Officer a diagram of the site indicating access routes and any additional information that might facilitate police response. The applicant shall submit evidence of compliance to the City Planning Department.	The Applicant is in compliance with this condition.
<b>23.</b> The property shall be internally secured when not in use.	The Applicant is in compliance with this condition. All perimeter gates are and will be closed and locked to secure the High School when the Subject Property is not in use.
<b>24.</b> All lighting shall be directed onto the site. Floodlighting shall be designed and installed to preclude glare to adjoining and adjacent properties. Outdoor lighting shall be designed and installed with shielding such that the light source cannot be seen from adjacent properties.	The existing and proposed improvements are and will be in compliance with this condition.
<b>25.</b> The athletic field lights shall be turned off no later than 11:00 p.m. on contest nights, and no later than 9:00 p.m. on practice nights. On nights when the field is not in use, only low level security lighting shall be allowed.	The Applicant is in compliance with this condition.
<b>26. Noise Mitigation.</b>  <b>a.</b> An outdoor public address system shall be utilized for emergency purposes, special announcements, and sporting	<b>a. REQUEST</b> – The Applicant requests to modify/clarify the last phrase in the first sentence of Condition No. 26.a,

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<p>events only. The use of the outdoor public address system shall not be used after 6:00 p.m., unless to notify students, staff, and visitors of emergency purposes, or during sporting events occurring after 6:00 p.m.</p> <p><b>b.</b> The existing solid masonry walls at the adjoining property lines, where the school abuts a residence, shall be maintained at the site.</p> <p><b>c.</b> Except where designated elsewhere in this determination (special events, marching band practice, etc.), amplified music or loud non-amplified music is not permitted outside.</p> <p><b>d.</b> The gymnasium shall contain no operable windows. No doors shall be oriented to the adjacent residences, unless where required by law.</p> <p><b>e.</b> Compressors and other equipment which may introduce noise impacts beyond any property line shall be enclosed or otherwise attenuated so as to be inaudible off-site.</p> <p><b>f.</b> No exterior bells are permitted outside the hours of daytime classroom instruction detailed under Condition No. 6(a). No exterior bells are permitted on Saturdays or Sundays.</p>	<p>to replace “sporting events” with “school and sporting events”, as the outdoor public address system is utilized and necessary to be utilized for school events accordingly. Chaminade is, and will continue to be, in compliance with all other conditions (b-f) under Condition No. 26.</p>
<p><b>27. Complaint Log.</b> The school shall maintain a complaint log associated with any concerns, written or verbal, expressed to the school by area residents, staff, students, or visitors regarding the operation of the school. The complaint log shall be made available to the Director of Planning in conjunction with the review of conditions set forth under Condition No. 28. The school administration shall make the complaint log available for review by any member of the public.</p>	<p>Chaminade maintains a hotline for complaints. All complaints are responded to and addressed immediately.</p>
<p><b>28. Plan Approval.</b> Any deviations from the terms of these conditions or changes to the site plan for the school will require the property owner to file a Plan Approval application and payment of associated fees together with mailing labels for all property owners and tenants within</p>	<p>The Applicant is seeking the subject Plan Approval pursuant to Condition No. 28, to allow for changes to the site plan to incorporate the new North Campus and revise the existing campus (Main Campus). In response to the</p>

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<b>Condition</b>	<b>Response / If Applicable, REQUEST for Condition Modification</b>												
<p>500 feet of the property. The matter shall be set for public hearing with appropriate notice. The purpose of the Plan Approval shall be to review the effectiveness of, and the level of compliance with, the terms and conditions of this grant, including the effectiveness of the carpool program, the management of circulation impacts of parking associated with special events and any documented noise impacts from parking operations and athletic activities on the surrounding residential properties. Upon review of the effectiveness of and compliance with the conditions, the City Planning Commission shall issue a determination. Such determination may modify the existing terms and conditions, add new terms and conditions or delete one or more of them, all as deemed appropriate. The City Planning Commission may also require one or more subsequent Plan Approval applications, if deemed necessary. The application shall include the following minimum information:</p> <p>a. The number of students enrolled by Grade level.</p> <p>b. Physical modifications involving the proposed construction, or change of use, or location.</p> <p>c. Proposed operational changes to the school such as hours of operation, parking policy or formation of liaison committees with the community.</p> <p>d. A copy of the complaint log (Condition No. 27)</p> <p>e. A summary listing of attendance at each special event and identification of the events which utilized on-site parking only and which utilized off-site parking.</p>	<p>information requested for the Plan Approval application per Condition No. 28, please note the following:</p> <p>The opening enrollment for the 2022-2023 school year was as follows; however, please note these enrollment figures are down from normal expected enrollment due to the COVID-19 pandemic:</p> <table border="0" data-bbox="925 630 1136 850"> <tr> <td><u>Grade</u></td> <td><u>Enrolled</u></td> </tr> <tr> <td>9</td> <td>340</td> </tr> <tr> <td>10</td> <td>307</td> </tr> <tr> <td>11</td> <td>285</td> </tr> <tr> <td><u>12</u></td> <td><u>284</u></td> </tr> <tr> <td>Total</td> <td>1216</td> </tr> </table> <p>Physical modifications to the site plan, including information about the proposed new construction and location of the new North Campus, is detailed in “Attachment A” and on the revised campus plan submitted with the subject application.</p> <p>Additional information about the special events can be provided to the Department of City Planning upon request, but it should be noted that off-site parking is used for home football games and for Graduation ceremonies.</p>	<u>Grade</u>	<u>Enrolled</u>	9	340	10	307	11	285	<u>12</u>	<u>284</u>	Total	1216
<u>Grade</u>	<u>Enrolled</u>												
9	340												
10	307												
11	285												
<u>12</u>	<u>284</u>												
Total	1216												
<p><b>29.</b> The school shall post or otherwise make available a copy of the conditions included in the instant determination to all school administrators, faculty, school board members, and parents.</p>	<p>The Applicant is in compliance with this condition.</p>												
<p><b>30.</b> <u>Prior to the issuance of a grading permit</u>, the applicant shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding</p>	<p><b>NOTE</b> – As Condition No. 30 and the conditions that follow, below, relate to construction that was previously approved and/or impose environmental</p>												

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<b>Condition</b>	<b>Response / If Applicable, REQUEST for Condition Modification</b>
<p>the applicant of exporting of approximately 10,500 cubic yards of soil, a total of <del>five</del> <u>30</u> trips per day, Monday through Friday, in addition to the following haul route conditions: (MM) <u>(Per Letter of Clarification, dated June 16, 2010)</u></p> <p><b>a.</b> Streets to be used are limited to Chaminade Avenue, Saticoy Street, Cohasset Street, Platt Avenue, Valley Circle Boulevard, <del>and Long Valley Road</del> <u>Paxton Street and Lopez Canyon Road.</u> (Per Letter of Correction dated June 16, 2010).</p> <p><b>b.</b> Hauling hours of operation shall be from 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 4:30 p.m. on Saturday. Trucks shall not arrive at the construction site before the prescribed start time.</p> <p><b>c.</b> Trucks shall be restricted to 10-wheel dump trucks or smaller.</p> <p><b>d.</b> All staging shall be on-site. Alternatively, an off-site location shall be selected and trucks radioed into site.</p> <p><b>e.</b> The Traffic Bureau of the Los Angeles Police Department shall be notified prior to the start of hauling (213.485.3106).</p> <p><b>f.</b> Streets shall be cleaned of spilled materials at the termination of each work day.</p> <p><b>g.</b> The final approved haul routes and all the conditions of approval shall be available on the job site at all times.</p> <p><b>h.</b> The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.</p>	<p>conditions/mitigation measures for the previously approved construction, no condition compliance responses are provided from this point forward.</p>

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<b>Condition</b>	<b>Response / If Applicable, REQUEST for Condition Modification</b>
<p><b>i.</b> Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.</p> <p><b>j.</b> All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.</p> <p><b>k.</b> All trucks are to be watered at the job site to prevent excessive blowing dirt.</p> <p><b>l.</b> All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.</p> <p><b>m.</b> The applicant shall be in conformance with the State of California, Department of Transportation, policy regarding movements of reducible loads.</p> <p><b>n.</b> All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.</p> <p><b>o.</b> "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.</p> <p><b>p.</b> One flag person(s) shall be required at the job and dump sites to assist the trucks in and out of the project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of "Work Area Traffic Control Handbook."</p> <p><b>q.</b> The City of Los Angeles, Department of Transportation, telephone 213.485.2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along the route.</p> <p><b>r.</b> Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting the Street Use Inspection Division at 213.485.3711 before the change takes place.</p>	

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<b>Condition</b>	<b>Response / If Applicable, REQUEST for Condition Modification</b>
<p><b>s.</b> The permittee shall notify the Street Use Inspection Division, 213.485.3711, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.</p> <p><b>t.</b> A surety bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the Valley District Engineering Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401. Further information regarding the bond may be obtained by calling 818.374.5090.</p>	
<b>Environmental Conditions</b>	
<p><b>31. Architectural Materials.</b> A consistent use of architectural and building materials shall be applied throughout all exterior facades of the building to avoid creating a "backside" to the site.</p>	
<p><b>32. Driveway Access.</b> All existing driveways are to remain. Only one new driveway on Cohasset Street in conjunction with the construction of the Pool and Aquatic complex, in substantial conformance with Exhibit B, will be allowed.</p>	
<p><b>33. Loading.</b> Loading and unloading activities shall not interfere with traffic on any public street. Public sidewalks and/or other public ways shall not be used for the parking or loading or unloading of vehicles. The location and path of travel of loading areas shall be clearly identified on the site plan to the satisfaction of the Department of City Planning.</p>	
<p><b>34. Community Relations.</b> A 24-hour "hot-line" phone number for the receipt of construction- related complaints from the community shall be provided to immediate neighbors and the local neighborhood association, if any. The applicant shall be required to respond within 24 hours of any complaint received on this hotline.</p>	
<p><b>35. Posting of Construction Activities.</b> The adjacent residents shall be given regular notification of major construction activities and their duration. A visible and readable sign (at a distance of 50 feet) shall be posted on the construction site identifying a telephone number for</p>	

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<b>Condition</b>	<b>Response / If Applicable, REQUEST for Condition Modification</b>
inquiring about the construction process and to register complaints.	
<b>36. Construction-related Parking.</b> Off-street parking shall be provided for all construction-related employees generated by the proposed project. No employees or subcontractor shall be allowed to park on the surrounding residential streets for the duration of all construction activities. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any residential street in the immediate area. All construction vehicles shall be stored on site unless returned to their owner's base of operations.	
<b>37. Truck Traffic Restricted Hours.</b> Truck traffic directed to the project site for the purpose of delivering materials or construction-machinery shall be limited to the hours beginning at from 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 4:30 p.m. on Saturday. No truck deliveries shall occur outside of that time period. No truck queuing related to such deliveries to the project site shall occur on any local or collector street within the project vicinity outside of that time period.	
<b>38. Dust Walls.</b> Temporary dust walls (e.g., Visqueen plastic screening or other suitable product) not less than 8 feet in height shall be installed and maintained along the construction site and where the construction adjoins a residential lot as necessary to preclude dust dispersion from the project site to adjacent residences. The walls shall be in place during any time period when grading is being conducted.	
<b>39. Maintenance.</b> The subject property including any associated parking facilities, sidewalks, parkways, and landscaped setbacks adjacent to the exterior walls along the all property lines shall be maintained in an attractive condition and shall be kept free of trash and debris.	
<b>40. Aesthetics (Landscaping).</b> 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 decision maker.	

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<b>Condition</b>	<b>Response / If Applicable, REQUEST for Condition Modification</b>
<b>41. Aesthetics (Graffiti).</b> Every building, structure, or portion thereof, shall be maintained in a safe and sanitary conditions and good repair, and free from graffiti, debris, rubbish, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91,804.15.	
<b>42. Aesthetics (Lighting).</b> Except as described in Condition Nos. 24 and 25, outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.	
<b>43. Tree Removal.</b> Prior to the issuance of a grading permit or building permit for each new structure/facility, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 153,478, for approval by the decision maker and the Urban Forestry Division of the Bureau of Street Services.	
<b>44. Tree Removal.</b> A minimum of two trees (a minimum of 48 inch box in size) shall be planted for each locally protected tree that is removed. A minimum of one tree shall be planted for each non-protected tree that is removed. The canopy protected trees shall be in proportion to the canopies of the trees that are removed per Ordinance No. 153,478, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker. Note: All protected trees and street tree removals shall be approved by the Board of Public Works. Contact: Urban Forestry Division at 213-847-3077.	
<b>45. Seismic.</b> 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.	
<b>46. Air Quality.</b> Residential - An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.	
<b>47. Air Quality – Construction.</b>  a. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and	

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<b>Condition</b>	<b>Response / If Applicable, REQUEST for Condition Modification</b>
<p>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.</p> <p><b>b.</b> The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.</p> <p><b>c.</b> All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.</p> <p><b>d.</b> All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.</p> <p><b>e.</b> All clearing, grading, 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.</p> <p><b>f.</b> General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.</p>	
<p><b>48. Construction Noise.</b></p> <p><b>a.</b> The project shall comply with the City of Los Angeles Noise Ordinance No. 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.</p> <p><b>b.</b> 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.</p>	

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<b>Condition</b>	<b>Response / If Applicable, REQUEST for Condition Modification</b>
<p><b>c.</b> Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.</p> <p><b>d.</b> The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.</p> <p><b>e.</b> The project shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.</p>	
<p><b>49. Construction Grading.</b></p> <p><b>a.</b> Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1) diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.</p> <p><b>b.</b> Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.</p> <p><b>c.</b> Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting</p> <p><b>d.</b> The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.</p> <p><b>e.</b> Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.</p>	
<p><b>50. General Construction.</b></p>	

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<b>Condition</b>	<b>Response / If Applicable, REQUEST for Condition Modification</b>
<p><b>a.</b> Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life. 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; wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.</p> <p><b>b.</b> Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.</p> <p><b>c.</b> Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.</p> <p><b>d.</b> Dumpsters shall be covered and maintained. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.</p> <p><b>e.</b> Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the tracking of sediment into streets.</p> <p><b>f.</b> All vehicle equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.</p> <p><b>g.</b> The applicant shall obtain a haul route approval from the Board of Building and Safety Commissioners for export/import in excess of 1,000 cubic yards.</p> <p><b>h.</b> All haul route hours shall be limited to off-peak hours as determined by Board of Building &amp; Safety Commissioners.</p> <p><b>i.</b> The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact</p>	

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<b>Condition</b>	<b>Response / If Applicable, REQUEST for Condition Modification</b>
<p>information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.</p> <p><b>j.</b> The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.</p> <p><b>k.</b> Trucks having no current hauling activity shall not idle but be turned off</p> <p><b>l.</b> The applicant shall be limited to no more than two trucks at any given time within the site's staging area.</p> <p><b>m.</b> No parking shall be permitted on the street during Red Flag Days in compliance with the "Los Angeles Fire Department Red Flag No Parking" program.</p> <p><b>n.</b> In order to preserve adequate access for emergency vehicles, all construction material shall be stored on-site and not on the street during haul operations.</p> <p><b>o.</b> The applicant shall provide a soils and/or geotechnical report to LADBS (reports needed to be determined by LADBS) for review and approval that shall include measures to mitigate impacts related to grading.</p> <p><b>p.</b> Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.</p>	
<p><b>51. Liquefaction.</b> The project shall comply with the International Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss which requires the preparation of a geotechnical report. The geotechnical report shall assess potential consequences of any liquefaction and soil strength, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to, ground stabilization, selection of appropriate foundation</p>	

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<b>Condition</b>	<b>Response / If Applicable, REQUEST for Condition Modification</b>
type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.	
<b>52. Explosion/Release (Asbestos Containing Materials).</b> Prior to the issuance of any 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 other State and Federal rules and regulations.	
<b>53. Explosion/Release (Lead-based Paint).</b> Prior to the issuance of any permit for demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.	
<p><b>54. Stormwater.</b></p> <p><b>a.</b> Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3 1/4 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.</p> <p><b>b.</b> Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.</p> <p><b>c.</b> Limit clearing and grading of natural vegetation at the project site to the minimum needed to build, allow access, and provide fire protection.</p>	

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<b>Condition</b>	<b>Response / If Applicable, REQUEST for Condition Modification</b>
<p><b>d.</b> Maximize trees and other vegetation at the site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought-tolerant plants.</p> <p><b>e.</b> Any connection to the sanitary sewer system must have authorization from the Bureau of Sanitation.</p> <p><b>f.</b> Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.</p> <p><b>g.</b> Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.</p> <p><b>h.</b> Paint messages that prohibits the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Dept. of Public Works, Stormwater Management Division.</p> <p><b>i.</b> 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.</p> <p><b>j.</b> Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area. Legibility of stencils and signs must be maintained.</p> <p><b>k.</b> Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.</p> <p><b>l.</b> The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department</p>	

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<b>Condition</b>	<b>Response / If Applicable, REQUEST for Condition Modification</b>
binding the owners to post construction maintenance on the structural BMP1sin accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.	
<b>55. Public Services (Fire).</b> 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.	
<b>56. Public Services (Police General).</b> The plans shall incorporate the design guidelines 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's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213)485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.	
<b>57. Public Services (Street Improvements).</b> Street improvement and dedication requirements were not received by the Bureau of Engineering. As such, the project shall not be required to dedicate or widen along Cohasset Street, Chaminade Street, Saticoy Street, or Keswick Street. However, the owner(s) of the property will prepare and execute a covenant and agreement (Planning	

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<b>Condition</b>	<b>Response / If Applicable, REQUEST for Condition Modification</b>
<p>Department General form CP-6770) satisfactory to the Planning Department binding the owners to improve, reconstruct, and repair any construction- related damages to sidewalks, curbs, gutters, and streets. These improvements are to be suitably guaranteed, without expense to the City of Los Angeles, to mitigate the construction related impacts to the condition of the streets.</p>	
<p><b>58. Public Services (Street Lights).</b> The Bureau of Street Lighting submitted the following street lighting requirements: That any street widening includes the relocation and upgrade of three lights along Chaminade Avenue, five street lights along Cohasset Street and three street lights along Saticoy Street. Since no street dedications or improvements are required, no new or upgraded street lights will be required. However, the owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to replace and upgrade any construction-related damages to existing street lights along Chaminade Avenue, Cohasset Street, Saticoy Street, and Keswick Street, and that those street light improvements be suitably guaranteed, without expense to the City of Los Angeles, to mitigate the construction related impacts to the condition of the street lights.</p>	
<p><b>59. Water Supply.</b> The project shall comply with Ordinance No. 170,978 (Water Management Ordinance) which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months during the rainy season).</p>	
<p><b>60. Water Supply (New Commercial Construction).</b></p> <p>a. High-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless</p>	

**ATTACHMENT D.1 – Conditions of Approval Compliance Matrix**

<b>Case No. CPC-2009-1477-CU-ZV-ZAA-SPR, Approved 11/17/2009, and As Amended by Letters of Clarification, dated 4/6/2010 &amp; 6/16/2010</b>	
<b>Condition</b>	<b>Response / If Applicable, REQUEST for Condition Modification</b>
<p>urinals, in all restrooms as appropriate. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.</p> <p><b>b.</b> Restroom faucets with a maximum flow rate of 1.5 gallons per minute. Unless otherwise required, all restroom faucets shall be of self-closing design, to the satisfaction of the Department of Building and Safety.</p> <p><b>c.</b> Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated of the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)</p>	
<p><b>61. Water Supply (New Landscaping).</b></p> <p><b>a.</b> Weather-based irrigation controller with rain shutoff;</p> <p><b>b.</b> Matched precipitation (flow) rates for sprinkler heads;</p> <p><b>c.</b> Drip/microspray/subsurface irrigation where appropriate;</p> <p><b>d.</b> Minimum irrigation system distribution uniformly of 75 percent;</p> <p><b>e.</b> Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials; and</p> <p><b>f.</b> Use of landscape contouring to minimize precipitation runoff.</p> <p><b>g.</b> A separate water meter (or submeter) flow sensor, and master valve shutoff shall be installed for irrigated landscape areas totaling 5,000 sf and greater, to the satisfaction of the Department of Building and Safety.</p>	
<b>Administrative Conditions</b>	

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<b>Condition</b>	<b>Response / If Applicable, REQUEST for Condition Modification</b>
<b>62. Approval, Verification and Submittals.</b> Copies of any approvals, guarantees or verification of consultants, reviews or approval, plans, etc, as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.	
<b>63. Code Compliance.</b> All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.	
<b>64. Definition.</b> Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.	
<b>65. Enforcement.</b> Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency’s successor and in accordance with any stated laws or regulations, or any amendments thereto.	
<b>66. Building Plans.</b> Page 1 of the grant and all of the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.	
<b>67. Corrective Conditions.</b> The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission’s or Director’s opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.	
<b>68. Mitigation Monitoring.</b> Prior to the issuance of any building permit, the applicant shall prepare and record a Covenant and Agreement on Planning Department General Form CP-6700 in a manner satisfactory to the Planning Department requiring the applicant to identify mitigation monitors who shall provide periodic status reports on the implementation of condition numbers <del>40-69</del> <u>31-70</u> of this section. The mitigation monitor shall be identified as to the area of responsibility, and phase of intervention (pre-	

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<b>Condition</b>	<b>Response / If Applicable, REQUEST for Condition Modification</b>
<p>construction, construction, post-construction / maintenance) to ensure continued implementation of the above mentioned mitigation items. <u>(Per Letter of Clarification, dated April 6, 2010)</u></p>	
<p><b>69. Indemnification.</b> The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.</p>	
<p><b>70. Covenant.</b> <u>Prior to the issuance of any permits relative to this matter, the applicant shall prepare and record a Covenant and Agreement on Planning Department General Form CP-6770, in a manner satisfactory to the Planning Department, acknowledging and agreeing to comply with all of the terms and conditions established herein. This Covenant shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Planning Department for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the subject case file. (Per Letter of Clarification, dated April 6, 2010)</u></p>	