

**PRESSMAN ACADEMY ECC PROJECT – TEMPLE BETH AM**  
**Proposed Neighborhood Protection Plan**  
**Case Nos: ZA-2011-1534-CU-F & ENV-2011-1535-MND**  
**Proposed Early Childhood Center Address: 1036, 1040 & 1046 Corning St.**  
**January 4, 2012 and updated for**  
**SORO September 21, 2016**

The following mitigation measures noted in **red** are typically required by the City, the ***italicized mitigation measures*** are required per the proposed Mitigated Negative Declaration (Case No. ENV-2011-1535-MND) and the **highlighted** mitigation measures have been volunteered by Temple Beth Am:

	Issue	Mitigation Measure	Responsible Party or Agency	Status
1	Traffic - Access	Vehicular access (ingress and egress) to the proposed parking areas will continue to be provided only via the four existing driveways from La Cienega Boulevard. There shall be no vehicular access from Corning Street (except for emergency purposes). A closed gate shall restrict all non-emergency access onto Corning Street.	Temple Beth Am	In Compliance
2	Pedestrian Access	Pedestrian access will continue to be from La Cienega Boulevard, adjacent to the egress driveway for the synagogue. No regular pedestrian access shall be allowed from Corning Street, except for a separate emergency exit only pedestrian access from Corning Street (as required by the Fire Department).	Temple Beth Am and LAFD	In Compliance
3	Trip Reduction Plan	<p><b><i>Trip Reduction Plan:</i></b> The school will develop a Traffic Demand Management (TDM) Plan with strategies to reduce the total number of vehicles generated by the school by increasing the number of trips by walking, biking, carpool, vanpool, and bus. Prior to the issuance of any certificate of occupancy for the project, the School will be required to submit a final TDM plan to LADOT for review and approval. The TDM plan should include, but not be limited to, the following goals and elements:</p> <ul style="list-style-type: none"> <li>A. Achieve an Average Vehicle Ridership (AVR) equal to or greater than 2.60 students per vehicle.</li> <li>B. Establish an on-site Transportation Coordinator.</li> <li>C. Actively encourage carpool formation and walking or transit use by students.</li> <li>D. Consider the use of vans and/or shuttles to bring students to campus from neighborhood points.</li> <li>E. Stagger school start and end times to avoid peak weekday a.m. and p.m.</li> </ul>	Temple Beth Am, BOE and LADOT	<p>The school did not increase enrollment as a result of the proposal project because the project did not commence, therefore the TRP was not developed.</p> <p>3A – N/A yet  3B – TBA has a Committee that has been dealing with Carline issues, perhaps the chair can be re-titled Transportation Coordinator.  3C – N/A yet  3E – TBA is in compliance  3F – Partial compliance  3G – Partial compliance</p>

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		<p><i>hour time periods.</i></p> <p><i>F. Manage on-site pick-up/drop-off activities and vehicle flow by at least three staff members, dedicated to daily posts at the entrance driveway, the pickup/drop-off zone and exit driveway.</i></p> <p><i>G. Consult with the residents of Corning Street regarding the periodic monitoring of Temple-related parking and traffic on Corning Street.</i></p>		
4	TDM Plan Monitoring	<p><i>Record a covenant and agreement requiring the Applicant to monitor and submit reports on the progress of the trip reduction plan to DOT, with such monitoring to take place twice (April and October) during the first year after issuance of the Certificate of Occupancy, and annually thereafter for a period of not more than 5 years. The monitoring reports will include a report on the observed AVR and on the school's transportation mode share. The detailed goals, objectives, terms and strategies of the TDM plan and reporting requirements will be determined during the preparation of the final TDM plan that is due prior to the issuance of any temporary or final certificate of occupancy for the project. The plan will also identify any appropriate penalties should the project not achieve the desired AVR of 2.60 during the reporting period.</i></p>	Temple Beth Am and LADOT	The school did not increase enrollment as a result of the proposal project because the project did not commence, therefore the TRP was not developed. Thus, no Covenant and Agreement recorded with LADOT, but project has not yet been implemented
5	Carpool Program	<p>In accordance with the TDM Plan (above), a student carpool/rideshare program will be implemented to reduce the number of existing and anticipated vehicles coming to the Temple/Academy site.</p>	Temple Beth Am	The school did not increase enrollment as a result of the proposal project because the project did not commence, therefore the TDM plan was not developed. Thus, no carpool/rideshare program was implemented.

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6	Traffic Monitors	In accordance with the TDM Plan (above), the School will maintain staggered start times for the ECC and Day School to reduce vehicular trips during peak hours. Traffic Monitors with orange vests will continue to ensure that illegal loading, unloading and parking activities related to students/staff/service vehicles do not occur during the A.M. and P.M. peak hours. Any illegal activities shall be immediately reported to the school administrator for prompt action.	Temple Beth Am	The school has maintained staggered start times. TBA has traffic monitors on La Cienega but not on Corning.  Again, the TDM plan has not been developed due to the project not yet starting.
7	Crossing Guard	Provide a crossing guard at the southwest corner of La Cienega Boulevard and Olympic Boulevard during the afternoon pick-up time to ensure safety and carpool/rideshare compliance.	Temple Beth Am	TBA has retained a traffic guard to be at the corner during carpool times
8	Parking on Corning	Parents and staff members will be advised (in writing) not to park on Corning Street.	Temple Beth Am	In Compliance - Notice sent out in weekly e-newsletter  Parents, guardians and nanny's have placards identifying drop-off and pick-up of children.

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9	Noise Control	If warranted based upon a noise study prepared by an acoustical engineer and approved by the City Planning Department, the Applicant shall construct walls along the side property lines and an 8-foot high fence with foliage at the front property line to mitigate noise impacts. (See also Condition #48)	Temple Beth Am	The proposed project has not commenced and a revised project is being proposed.
10	Parking Ramp Construction	Concrete, not metal shall be used for construction of parking ramps. The interior ramps shall be textured to prevent tire squeal at turning areas.	Temple Beth Am	Will comply with during construction.
11	Outdoor Paging System	Outdoor paging systems, if any, shall be designed by a qualified audio sound engineer with the following minimum specifications: i) Only low-pressure type speakers shall be used which are designed to have a minimum coverage area of approximately 400 square feet each. ii) Distance between speakers shall not exceed 40 feet. iii) Amplified signals shall be inaudible beyond the boundaries of the subject property.	Temple Beth Am	The proposed project has not commenced and a revised project is being proposed.
12	Noise Reduction Review	The Applicant shall consult with an acoustical engineer to review potential noise reduction measures relating to the existing Temple Beth Am buildings (to mitigate noise, for example, from evening events at the synagogue)	Temple Beth Am	An acoustical engineer has not been retained for this, but TBA has undertaken efforts to reduce noise and few to no complaints about parties in the past year.

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13	Rooftop Equipment and Noise Insulation	With the exception of code-required smoke evacuation fan on the roof, all rooftop mechanical equipment (e.g., air condition units) installed as part of any of the new construction shall be screened. All exterior walls and assemblies facing southerly shall be constructed in a manner to provide an airborne sound insulation system achieving a Sound Transmission Class of 35.	Temple Beth Am, Abutting neighbors, Planning Department and LADBS	N/A since project did not commence.
14	<b>Construction</b>	Implement a "Neighborhood Protection Program" during the construction period which will include, but not be limited to, traffic control, parking, dust, dirt, debris, noise and hours of operation, road repair and resurfacing.	Temple Beth Am	Will comply when project proceeds.
15	Traffic and Parking Control	All construction workers will be required to park on the site. If this is not feasible, the applicant will establish an off-site parking area and (if necessary) transport the workers to the site via shuttle system. No construction workers will be permitted to park on Corning Street (except for temporary parking for delivery of construction and related materials).	Temple Beth Am	Will comply when project proceeds.
16	Construction Traffic Control Plan	The Applicant must submit a construction work site traffic control plan to DOT for review and approval prior to the start of any construction work. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties.	Temple Beth Am	Will comply when project proceeds.
17	Construction Hours Restriction	All construction related traffic is restricted to off-peak hours.	Temple Beth Am	Will comply when project proceeds.
18	Pollution Control	Proper water drainage measures, suitable to the Department of Building and Safety, the City Engineer, and the Fire Department, shall be taken to avoid pavement irrigation or other water flow from infiltrating slope surfaces or otherwise being discharged in an uncontrolled fashion. Said drainage measures shall specifically	Temple Beth Am, LADBS, BOE and LAFD	Will comply when project proceeds.

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	Crossing Guard	protect those properties that are down slope from the subject site, and shall prevent water and mud flow down the applicant's driveway and into the public street.		
19	Fugitive Dust Emissions	All unpaved demolition and construction areas shall be wetted at least 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	LADBS and Place of worship Beth Am	Will comply when project proceeds.
		Active grading/excavation sites and unpaved surfaces will be sprayed with water at least three times daily.		Will comply when project proceeds.
20	Dust Control	<i>The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.</i>	LADBS and Temple Beth Am	Will comply when project proceeds.
		Paved parking areas and staging areas will be swept daily.		Will comply when project proceeds.
21	Wind Condition Restrictions	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.	LADBS and Temple Beth Am	Will comply when project proceeds.
		At least 80 percent of all inactive disturbed surface areas will be watered on a daily basis when there is evidence of wind drive fugitive dust. Earth moving and grading activities will be discontinued during sustained wind conditions that result in the uncontrollable generation of fugitive dust. Wind breaks or green screens at the windward sides of construction areas will be installed.		Will comply when project proceeds.

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22	Spillage and Dust Prevention	<p><i>All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.</i></p> <p><b>All haul trucks hauling soil, sand, and other loose materials will be covered or maintain two feet of freeboard. All loads will be secured by trimming, watering or other appropriate means to prevent spillage and dust.</b></p>	LADBS and Temple Beth Am	Will comply when project proceeds.
23	Minimize Exhaust Emissions	<i>General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.</i>	LADBS and Temple Beth Am	Will comply when project proceeds.
24	Turning off Trucks	<i>Trucks having no current hauling activity shall not idle but be turned off.</i>	LADBS and Temple Beth Am	Will comply when project proceeds.
25	Air Filtration System	<i>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.</i>	LADBS and Temple Beth Am	Will comply when project proceeds.
26	Short-Term Erosion Impacts	<i>The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.</i>	Temple Beth Am, Dept. of Public Works and LADBS	Will comply when project proceeds.
27	Grading Restrictions	<p><i>Chapter IX, Division 70 of the Los Angeles Municipal code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMP's includes but is not limited to the following mitigation measures:</i></p> <p><i>A. 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</i></p>	LADBS and Temple Beth Am	Will comply when project proceeds.

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		<p><i>site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.</i></p> <p><i>B. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabric, or treated with a bio-degradable soil stabilizer.</i></p>		
28	Liquefaction Area	<p><i>Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, 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 type and depths, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.</i></p>	LADBS and Temple Beth Am	Will comply when project proceeds.
30	Geology and Soils Report Approval	<p><i>The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.</i></p>	LADBS and Temple Beth Am	Will comply when project proceeds.
31	Tree Removal	<p><i>Prior to the issuance of any permit, a plot plan shall be prepared including the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.</i></p>	LADBS and Temple Beth Am	Will comply when project proceeds.

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32	Tree Replacement	<i>All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54-inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. New trees located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.</i>	LADBS and Temple Beth Am	Will comply when project proceeds.
33	Trees in the Public Right-of-Way	<i>Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.</i>	Temple Beth Am and Board of Public Works	Will comply when project proceeds.
34	<b>Noise Control</b>	<i>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 unfeasible.</i>	LADBS and Temple Beth Am	Existing is in compliance. N/A since project did not commence.
35	Exhaust Emissions and Noise	General contractors will maintain and operate construction equipment so as to minimize exhaust emissions and noise. All provisions of the City of Los Angeles Noise Ordinance will be complied with.	LADBS and Temple Beth Am	Will comply when project proceeds.
36	Equipment Noise Restrictions	<i>Construction and demolition activities will be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.</i>	LADBS and Temple Beth Am	Will comply when project proceeds.
37	Construction Equipment Noise Reduction	The use of those pieces of construction equipment or construction methods with the greatest peak noise generation potential will be minimized to the extent feasible. Examples include the use of drills, jackhammers, and pile drivers.	LADBS and Temple Beth Am	Will comply when project proceeds.

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38	Construction Equipment Noise Reduction	<i>The project contractor will use power construction equipment with state-of-the-art noise shielding and muffling devices.</i>	LADBS and Temple Beth Am	Will comply when project proceeds.
39	Screening Noise Construction Activities	Noise construction activities whose specific location on the site may be flexible (e.g. operation of compressors and generators, cement mixing, general truck idling) will be conducted as far as possible from the nearest noise-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) will be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.	LADBS and Temple Beth Am	Will comply when project proceeds.
40	Construction Noise Barrier	During construction, an approximate 8-foot temporary plywood barrier or screen wall will be erected to reduce construction noise impacts on nearby sensitive receptors. The barrier or wall will be erected prior to demolition activities and remain in place until exterior construction has been completed.	LADBS and Temple Beth Am	Will comply when project proceeds.
41	<b>Construction Operations</b>	<i>Construction and demolition hours shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday.</i>  No construction work will take place on Saturdays or Sundays or on national holidays. Construction crews will not arrive before or depart the site after the above hours, except for during emergencies.	LADBS and Temple Beth Am	Will comply when project proceeds.
42	Dumpster Location and Maintenance	<i>Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.</i>  Construction dumpsters will be located on site, and will not be placed on Corning Street.	LADBS and Temple Beth Am	Will comply when project proceeds.

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43	Bond for Roadway Damage	<i>A cash bond or security ("Bond") shall be posted in accordance with terms, specifications, and conditions to the satisfaction of the Bureau of Engineering and shall remain in full force and effect to guarantee that any damage incurred to the roadway adjacent to the property, which may result from any construction activity on the site, is properly repaired by the applicant</i>	LADBS and Temple Beth Am	Will comply when project proceeds.
44	Repair of Damaged Public Roadways	<p><i>Prior to the issuance of a Certificate of Occupancy, any damage incurred to the roadway adjacent to the property, which may result from any construction activity on the site, shall be properly repaired by the applicant to the satisfaction of the Bureau of Engineering. The applicant is advised to obtain all necessary permits to facilitate the construction/repair.</i></p> <p>Any damage from construction trucks to public roadways will be immediately reported to the Public Works Department, and the on-site project manager will follow up with the City on a regular basis until such damage is repaired. Any damage (caused by construction vehicles) to private automobiles, driveways, landscaping, mailboxes, trash cans, or other private property will be repaired immediately by the applicant.</p>	LADBS and Temple Beth Am	Will comply when project proceeds.
45	No Smoking Allowed	Due to the extreme fire danger, smoking by construction workers will be prohibited at all times.	LADBS and Temple Beth Am	Will comply when project proceeds.
46	On-site Project Manager	An on-site project manager shall be designated as a contact person for neighbors to reach if there are violations of conditions or problems that occur. The telephone number (or pager/cellular phone number) where said manager can be reached will be provided to the adjacent neighbors, the South Robertson Neighborhood Council Land Use Committee, the Council Office, and will be clearly posted on a sign (at least two feet by two feet). Such sign will be maintained in good condition during the entirety of the construction process.	LADBS and Temple Beth Am	Will comply when project proceeds.

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47	Posting of Mitigation Measures	A copy of all of the above mitigation measures will be maintained on the site and the on-site project manager will be familiar with said conditions. He (or she) will be required to make these conditions known to all those persons working on the site, and will enforce these conditions where possible.	LADBS and Temple Beth Am	Will comply when project proceeds.
48	Wall	A solid wall shall be erected along the subject site's southerly and northerly property lines that abut existing residences. The applicant shall consult with the abutting property owners directly affected by the proposed wall to discuss wall height, wall materials, and wall design prior to any submittal of elevations plans. No specific heights for the walls are established herein so as to allow the applicant flexibility to seek input from the abutting property owners. Within 90 days of the effective date of this action, elevation plans for said walls shall be submitted to the Council Office for review and written input on behalf of both the Council Office and the community. Said walls shall be completed prior to the initiation of any construction or remodeling work.	LADBS and Temple Beth Am and adjacent neighbors	Will comply when project proceeds.
49	<i>Aesthetics</i>	<i>A minimum five-foot wide setback with landscaping shall be planted adjacent to the residential use.</i>	LADBS and Temple Beth Am	Will comply when project proceeds.
50	Outdoor Lighting	<i>Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties of the public right-of-way.</i>	LADBS and Temple Beth Am	Will comply when project proceeds.
51	Neighborhood Relations	a. Temple Beth Am shall designate a "neighborhood liaison" who will be available to answer neighbor's questions and respond to neighborhood concerns. The neighborhood liaison shall keep a log of neighborhood inquiries and complaints, including information on the response to and resolution of such complaints. Such log shall be available for review by the Planning Department, Council Office or any interested party, upon advance	Temple Beth Am and Corning Neighbors	Will comply when project proceeds.

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	<p>request.</p> <p>b. Within 30 days from the approval of the project by the City of Los Angeles, Temple Beth Am shall mail a letter to residents within a 500 foot radius identifying the phone number and e-mail address of the designated neighborhood liaison. A copy of this letter shall be forwarded to the Planning Department.</p> <p>c. Within 90 days of City approval date of the project, Temple Beth Am shall initiate regular bi-monthly (every other month) meetings or conference calls with the neighbors on Corning Street. The purpose of such meetings or conference calls will be to discuss the carpool program, construction schedule, various mitigation measures, and other relevant issues. If the neighbors and Temple Beth Am determine that such meetings are no longer necessary, the frequency of meetings may be reduced or they may be eliminated altogether.</p>		<p>Neighbor relations – log has been kept; Sheryl Goldmam has been the informal liaison, but now that Shawn Gatewood is with TBA he is formally assigned to this role. Regular meetings have not occurred as construction has not begun.</p>