

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	Existing Zone C4-2D-SN	District Map 148-5A185
APC Central	Community Plan Hollywood	Council District 13
Census Tract 1902	APN 5547-010-005	Case Filed With [DSC Staff]
		Date 12/19/14

CPC 2014-4901

CASE No. _____

APPLICATION TYPE Density Bonus

(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 1749 N. Las Palmas Ave. & 6710 W. Yucca St. Zip Code 90028

Legal Description: Lot 5 Block 3 Tract Hollywood Ocean View Trac

Lot Dimensions 181.60' x 63' Lot Area (sq. ft.) 11,440 Total Project Size (sq. ft.) 34,300

2. PROJECT DESCRIPTION

Describe what is to be done: Construct a New 38-unit apartment building, providing 49 off-site parking spaces in an adjacent covered parking garage. The project is utilizing a 35% density bonus with 10 Units Bonus, and providing 6 Units of Affordable Housing, and 7 feet rear yard in lieu of 17 feet, pursuant to LAMC12.22 A25 (c) & (d).

Present Use: Apartment Building Proposed Use: Apartment Building

Plan Check No. (if available) N/A Date Filed: N/A

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input checked="" type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
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No. of residential units: Existing 16 To be demolished 16 Adding 38 Total 38

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

4. OWNER/APPLICANT INFORMATION

Applicant's name BEN B. SAFYARI Company EPCO Consultants, Inc.
 Address: P. O. Box 641311 Telephone: (310) 478-3231 Fax: (310) 943-2530
Los Angeles, CA Zip: 90064 E-mail: epco911@yahoo.com

Property owner's name (if different from applicant) _____
 Address: _____ Telephone: () _____ Fax: () _____
 _____ Zip: _____ E-mail: _____

Contact person for project information BEN B. SAFYARI Company EPCO Consultants, Inc.
 Address: P. O. Box 641311 Telephone: (310) 478-3231 Fax: (310) 943-2530
Los Angeles, CA Zip: 90064 E-mail: epco911@yahoo.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: M. Bolour Print: MEHDI BOLOUR

ALL-PURPOSE ACKNOWLEDGMENT

State of California
 County of Los Angeles

On December 18, 2014 before me, Erika M. Andrade, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Mehdi Bolour, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
[Signature] (Seal)



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date

Date: December 24, 2014
Property Address:
1749 N. Las Palmas
Hollywood, CA 90028

Subject:
Density Bonus Findings For:
Proposed 38 units Apt. 4 Stories

Per LAMC Section: 12.22.A25, to be eligible for any off menu incentives, a housing development project shall be compatible with the following:

- a) The façade of any portion of a building that abuts the street shall be articulated with change of material or with a break in plane, so that the façade is not a flat surface.
- b) The design of the façade on Yucca Street which is composed of the lobby @ 1st floor of the 4 story residential building above has been designed in the contemporary style by using a variety of materials, finishes and colors.
Due to the importance of the esthetic look of the front façade and in order to be consistent with the neighborhood and by applying the ordinance related to façade articulation, a 2' deep by 164' long recess has been considered which provided a break in the appearance of the building façade.
The proportions of the building have been carefully considered to take the aspect of human scale into consideration and allow pedestrians to feel more comfortable and attracted towards the double hgt. entry at the main lobby, which is located at the corner of Las Palmas Ave. and Yucca Street to address the main corner and emphasize the main access of the building.
- c) Building is oriented to the street by clearly identifying main entrances to the building: See attached elevations for this important architectural feature a double hgt. entry and other architectural features on each side of the lobby including the distinguished information desk and stairway to the lease space at the Mezzanine level have been provided.
- d) The front façade of the bldg. is setback by 0' along Las Palmas Avenue. The 0' yard will create a strong urban edge at the corner along Las Palmas Avenue.
- e) As far as the Traffic access, all parking spaces provided will be at the existing adjacent covered parking garage.
- f) Six units have been designated to the low income citizens according to density bonus regulations.
- g) Open space has been provided at the roof level and the rear of the building.
- h) The incentives are necessary in order to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 and section 50053 regarding rent for the affordable units. The requested two incentives will allow the developer to construct the project in such a way that will create a higher quality of life and a better community. Our two incentives will be that the required parking be provided at the adjacent existing covered garage as shown on the plot plan and that the 17' rear yard be reduced to 7'.

CPC 2014-4901

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: _____ ZA Case No.: _____ CPC Case No.: _____
Council District No.: 13 Community Plan Area: Hollywood
PROJECT ADDRESS: 1749 N. Las Palmas Ave., 6710 W. Yucca St.
Hollywood, CA 90028
Major Cross Streets: Hollywood Blvd. & Las Palmas Ave.
Name of Applicant: EPCO Consultants, Inc.
Address: P.O. Box 641311, Los Angeles, CA 90064
Telephone No.: 310-478-3231 Fax No.: 310-943-2530 E-mail: epco911@yahoo.com

OWNER

Name: Las Palmas Realty
Management, LLC
Address: 1710 N. McCadden Pl.
L.A., CA, 90028
Telephone No.: 323-463-4100
Signature: [Signature]

APPLICANT'S REPRESENTATIVE
(Other than Owner)

Name: Ben Safyari
(Contact Person)
Address: P.O. Box 641311, L.A., CA 90064
Telephone No.: 310-478-3231
Signature: [Signature]
(Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** an UNDATED check in the amount of \$75 made out to the Los Angeles County Clerk for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

APPLICATION ACCEPTED

BY: _____

DATE: _____

ENVIRONMENTAL ASSESSMENT

APPROVED BY: _____

DATE: _____

RECEIPT NO.: _____

CPC 2014-4901

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

Density Bonus, For 38-Unit Apartment Building with 6-Unit For Low Income Families, and 10-unit Bonus.

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

N/A

II. Existing Conditions:

- A. Project Site Area 11,421.7 S.F. + 8,086.8 S.F. = 19,421.7 S.F.
Net and 19,508.5 S.F. Gross Acres 19,508.5 S.F.
- B. Existing Zoning CA-2D-SN
- C. Existing Use of Land Residential-Apartments
Existing General Plan Designation Multiple Residential CA-2D-SN Zone
- D. Requested General Plan Designation Same
- E. Number ONE type _____ and age ± 65 of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: 16 and average rent: \$800 **
Is there any similar housing at this price range available in the area? If yes, where?
Las Palmas Ave. & McCadden Ave.
- F. Number None Trunk Diameter N/A and type N/A of existing trees.
- G. Number None Trunk Diameter N/A and type N/A of trees being removed (identify on plot plan.)
- H. Slope: State percent of property which is:
 Less than 10% slope N/A 10-15% slope N/A over 15% slope
If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.
- I. Check the applicable boxes and indicate the condition on the Plot Plan. There are natural or man-made drainage channels, rights of way and/or hazardous pipelines crossing or immediately adjacent to the property, or none of the above.
- J. Grading: (specify the total amount of dirt being moved)
 0-500 cubic yards.
N/A if over 500 cubic yards. indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported or exported export 14 C.Y.

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units-
Single Family N/A Apartment 38 or Condominium N/A
- B. Number of Dwelling Units with:
One bedroom 21 Two bedrooms 12
Three bedrooms 5 Four or more bedrooms _____
- C. Total number of parking spaces provided 49
- D. List recreational facilities of project open space at Rear Yard + Roof
- E. Approximate price range of units \$ 250K to \$ 300K
- F. Number of stories 4, height 60 feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) Gas/Electric
Gas heated swimming pool? N/A
- H. Describe night lighting of the project ALL Lightings are shielded from adjacent uses.
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for:
Building _____
Paving 1200 S.F.
Landscaping 1800 S.F.
- J. Total Number of square feet of floor area 25,787

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of use N/A
- B. Total number of square feet of floor area _____
- C. Number of units if hotel/motel N/A
- D. Number of stories N/A height N/A feet.
- E. Total number of parking spaces provided: _____
- F. Hours of operation _____ Days of operation N/A
- G. If fixed seats or beds involved, number _____
- H. Describe night lighting of the project N/A
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift _____
- J. Number of students/patients/patrons N/A
- K. Describe security provisions for project _____
- L. Percent of total project proposed for:
Building _____
Paving N/A
Landscaping _____

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- National Register of Historic Places N/A
- California Register of Historic Resources N/A
- City of Los Angeles Cultural Historic Monument. N/A
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) N/A

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. _____ N/A

A. Regulatory Identification Number (if known) _____ N/A

B. Licensing Agency _____ N/A

C. Quantity of daily discharge _____ N/A

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):

Highland Avenue

B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment: Minimal import/export of dirt.

* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, MEHDI BOLOUR
Owner (Owner in escrow)*
(Please Print)

Signed: *M. Bolour*
Owner

I, BEN B. SAFYARI
Consultant*
(Please Print)

Signed: *Ben B. Safyari*
Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

*****Space Below This Line for Notary's Use*****

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 12/23/14 before me, Erika M. Andrade, Notary Public personally appeared
(Insert Name of Notary Public and Title)

Mehdi Bolour & Ben B. Safyari, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Erika M. Andrade
Signature

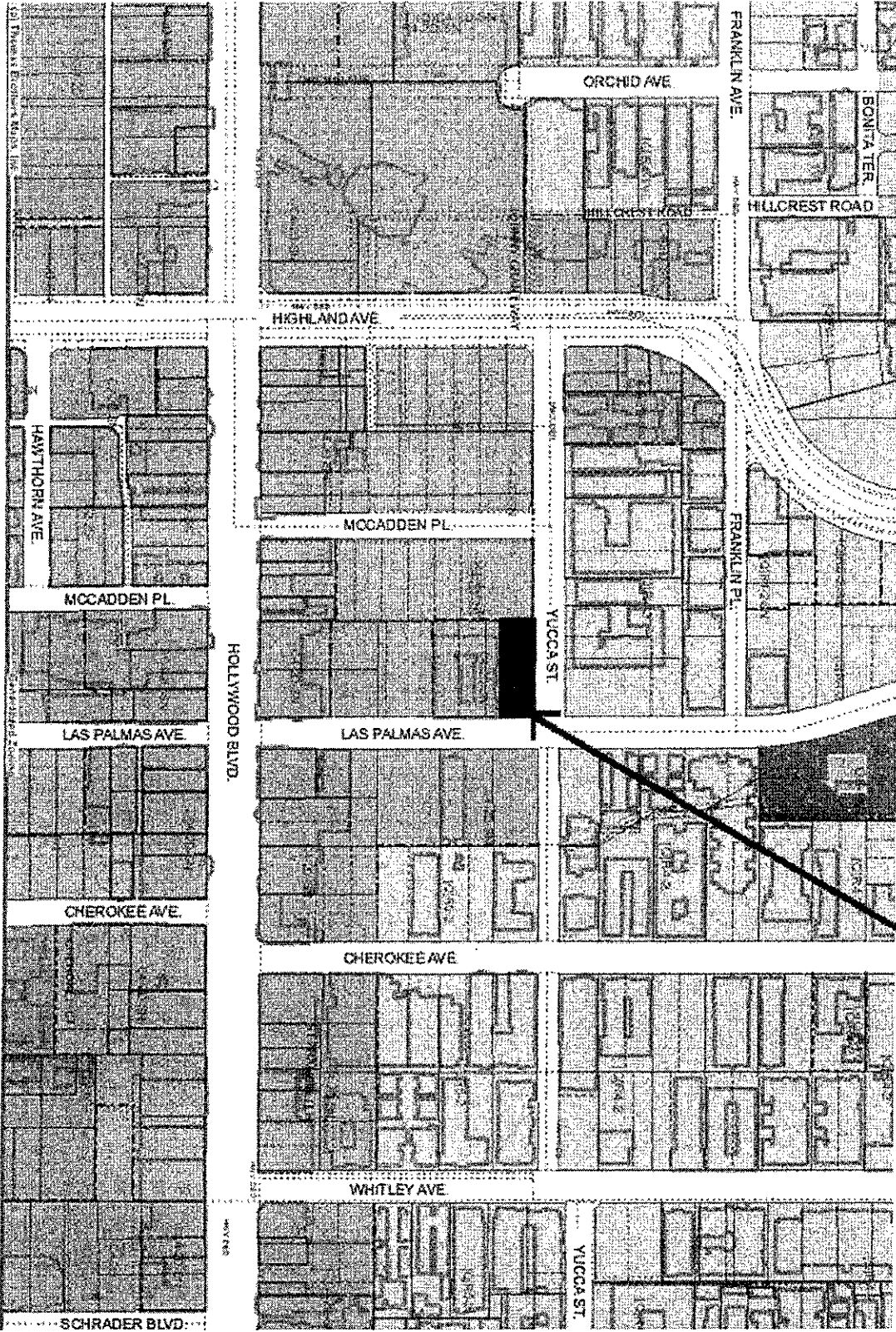
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LAS PALMAS APARTMENTS VICINITY MAP

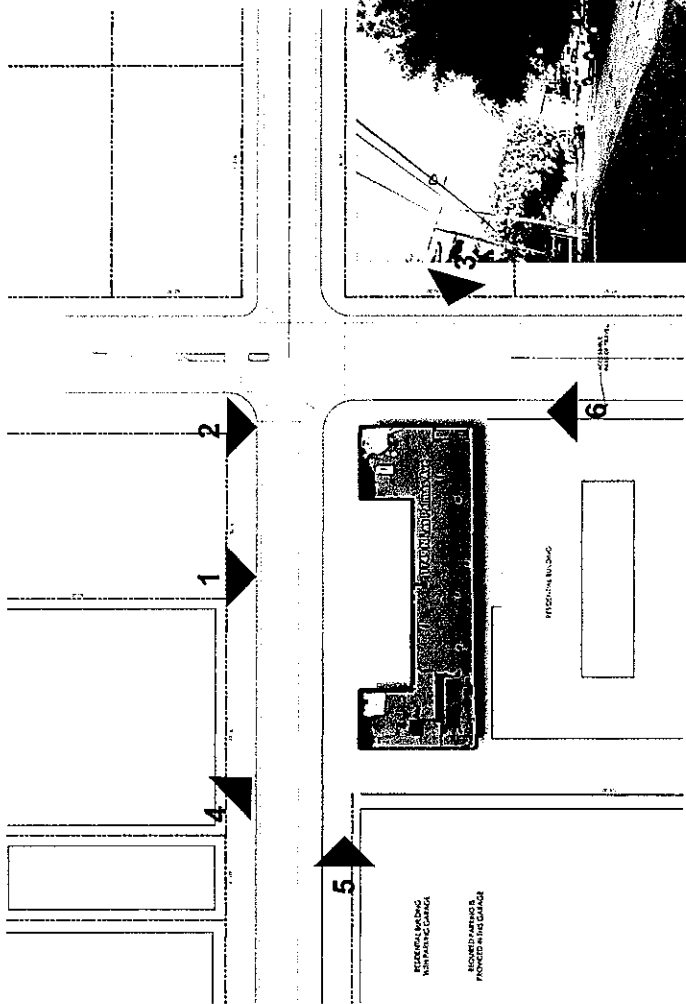
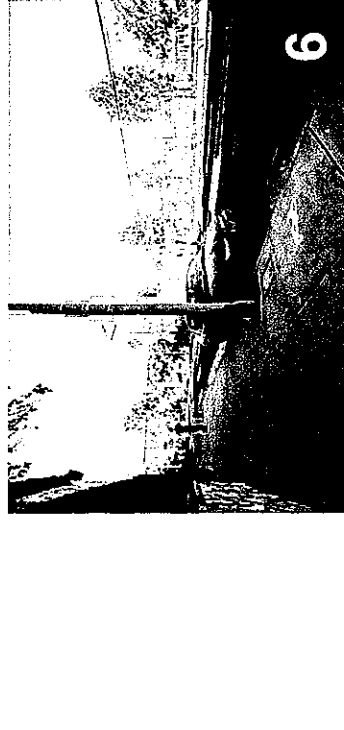
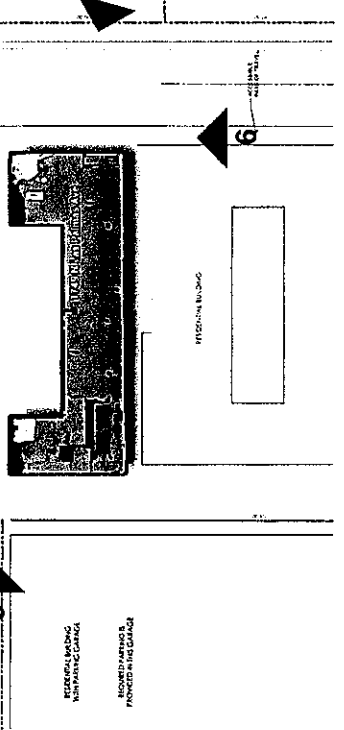
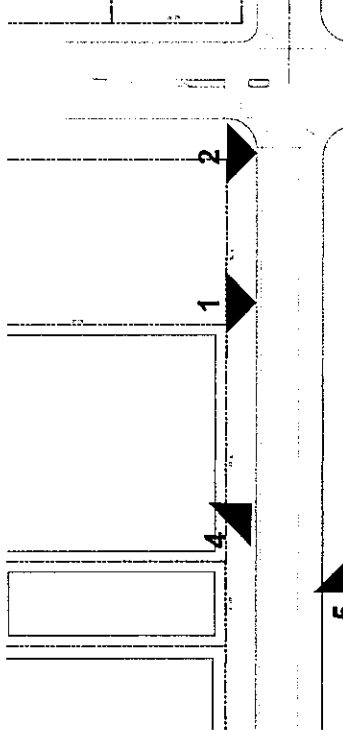
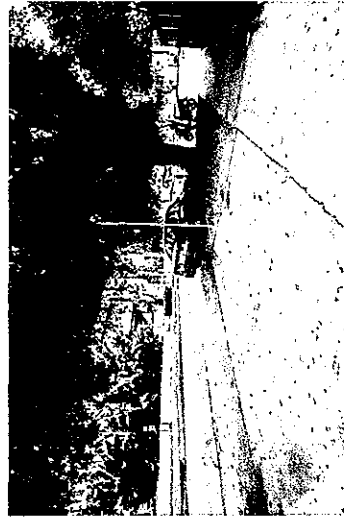
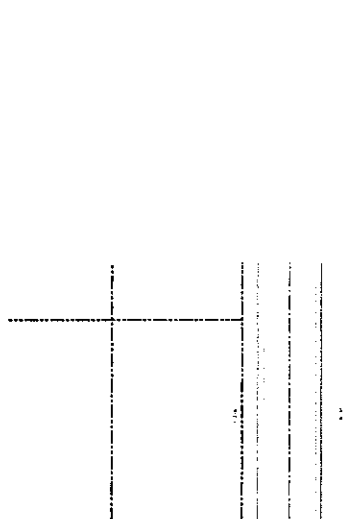
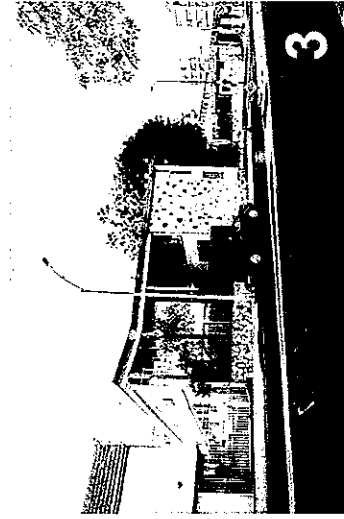
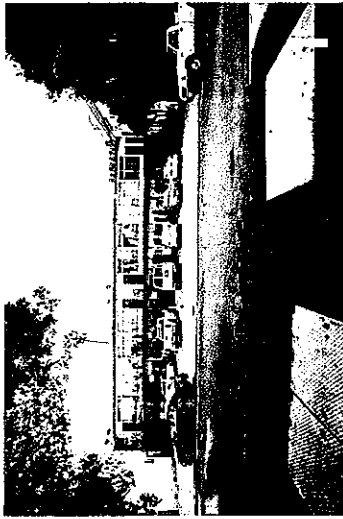


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NEW 4 STORY (38 UNITS)
RESIDENTIAL APARTMENT
1749 NORTH LAS PALMAS
LOS ANGELES, CA 90022

CPC 2014-4901



Las Palmas Apartments Photos and Index Map 2/3

CPC 2014-4901

SECTION 4.106 SITE DEVELOPMENT (RESIDENTIAL)

4.106.1 General. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas.

4.106.2 Storm water drainage and retention during construction. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction.

- 1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, waffle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

4.106.3 Grading and paving. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings.

- 1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

4.303.1 Twenty percent savings. A schedule of plumbing fixtures and fixture fittings that will reduce the overall use of potable water within the building by at least 20 percent shall be provided.

- 1. Prescriptive Method. Each plumbing fixture and fitting shall not exceed the Maximum Flow Rate at > 20 Percent Reduction column in Table 4.303.2 or

2. Performance Method. A calculation demonstrating a 20 percent reduction in the building "water use" baseline as established in Table 4.303.1 shall be provided.

4.303.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed the Maximum Flow Rates at > 20 Percent Reduction column in Table 4.303.2 or the shower shall be designed to only allow one showerhead to be in operation at a time.

Exception: The maximum flow rate for showerheads when using the performance method specified in Section 4.303.1, Item 2, is 2.5 gpm @ 80 psi.

4.303.3 Plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall meet the standards referenced in Table 4.303.3.

Table 4.303.3: Plumbing fixtures and fittings. Columns include Fixture Type, Maximum Flow Rate at > 20 Percent Reduction, and Maximum Flow Rate at > 20 Percent Reduction (Performance Method).

1. Low Water Use (LWU) is a voluntary feature that is not required by this code.
2. The flow rate is based on the California Department of Water Resources' "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).

Table 4.303.3: Plumbing fixtures and fittings (continued). Columns include Fixture Type, Maximum Flow Rate at > 20 Percent Reduction, and Maximum Flow Rate at > 20 Percent Reduction (Performance Method).

1. Includes high and low flush water closets with an effective flush of 1.2 gallons or less.
2. The flow rate is based on the California Department of Water Resources' "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).

Table 4.303.3: Plumbing fixtures and fittings (continued). Columns include Fixture Type, Maximum Flow Rate at > 20 Percent Reduction, and Maximum Flow Rate at > 20 Percent Reduction (Performance Method).

SECTION 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

SECTION 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 50 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

- Exceptions:
1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated job sites are located in areas beyond the haul boundaries of the diversion facility.

SECTION 4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 Operation and maintenance manual. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

- 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
a. Equipment and appliances, including water-saving devices and systems, HVAC systems, water-heating systems and other major appliances and equipment.
b. Roof and yard drainage, including gutters and downspouts.
c. Space conditioning systems, including condensers and air filters.
d. Landscape irrigation systems.
e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspection verifications required by the enforcing agency or this code.

SECTION 4.504 POLLUTANT CONTROL

4.504.1 Covering of dust openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.

4.504.2 Finish material pollutant control. Finish materials shall comply with this section.

4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

- 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, styrene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

4.504.2.2 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Non-flat or Non-flat/High Gloss coating, based on its gloss, as defined in subsections 4.21.4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Non-flat or Non-flat High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol paints and coatings. Aerosol paints and coatings shall meet the Product-Weighted MIR limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.3 Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the following:

- 1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.
4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 Resilient flooring systems. Where resilient flooring is installed, at least 50 percent of floor area receiving resilient flooring shall comply with one or more of the following:

- 1. VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products compliant with CHPS criteria certified under the GreenGuard Children & Schools program.
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.)

4.504.5 Composite wood products. Hardwood plywood, particle board and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.

SECTION 4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.

4.505.2 Concrete slab foundations. Concrete slab foundations required to have a vapor retarder by the California Building Code, Chapter 19 or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

- 1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 Moisture content of building materials. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

- 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.6 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped and of each piece to be verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturer's drying recommendations prior to enclosure.

SECTION 4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

- 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
a. Humidity controls shall be capable of adjustment between a relative humidity range of < 50 percent to a maximum of 60 percent. A humidity control may utilize manual or automatic means of adjustment.
b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

Notes:
1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower, or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

SECTION 4.507 ENVIRONMENTAL COMFORT

4.507.1 Openings. Whole house exhaust fans shall have insulated louvers or covers which close when the fan is off. Covers or louvers shall have a minimum insulation value of R-4.2.

4.507.2 Heating and air-conditioning system design. Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods:

- 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J-2004 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D-2009 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2004 (Residential Equipment Selection) or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.

4.506.8 Light pollution reduction. Outdoor lighting systems shall be designed and installed to comply with the following:

- 1. The minimum requirements in the California Energy Code for Lighting Zones 1-4 as defined in Chapter 10 of the California Administrative Code; and
2. Backlight, Uplight and Glare (BUG) ratings as defined in IESNA TM-15-11; and
3. Allowable BUG ratings not exceeding those shown in Table 5.106.8, or

Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions:

- 1. Luminaires that qualify as exceptions in Section 147 of the California Energy Code
2. Emergency lighting

A5.106.5.3 Electric vehicle charging. Provide facilities meeting Section 406.7 (Electric Vehicle) of the California Building Code and as follows:

A5.106.5.3.1 Electric vehicle supply wiring. For each space required in Table A5.106.5.3.1, provide one 120 VAC 20 amp and one 250/240 V 40 amp dedicated AC outlets or panel capacity and conduit installed for future outlets.

Table A5.106.5.3.1: Electric vehicle supply wiring. Columns include Total Number of Parking Spaces, Number of Required EVSE, and Number of Required EVSE (Minimum).

1. In a parking garage, the total number of parking spaces for each individual floor or level.

SECTION 5.303 INDOOR WATER USE

5.303.1 Meters. Separate submeters or metering devices shall be installed for the uses described in Sections 5303.1.1 and 5303.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

- 1. For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
c. Steam and hot-water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.4 Wastewater reduction. Each building shall reduce by 20 percent wastewater by one of the following methods:

- 1. (DSA-SS) The installation of water-conserving fixtures (water closets, urinals) meeting the criteria established in Section 5.303.2 or (marked)-SStagular, chapter 2.
2. Utilizing nonpotable water systems (captured rainwater, graywater, and municipally treated wastewater (recycled water) complying with the current edition of the California Plumbing Code or other methods described in Section A5.304).



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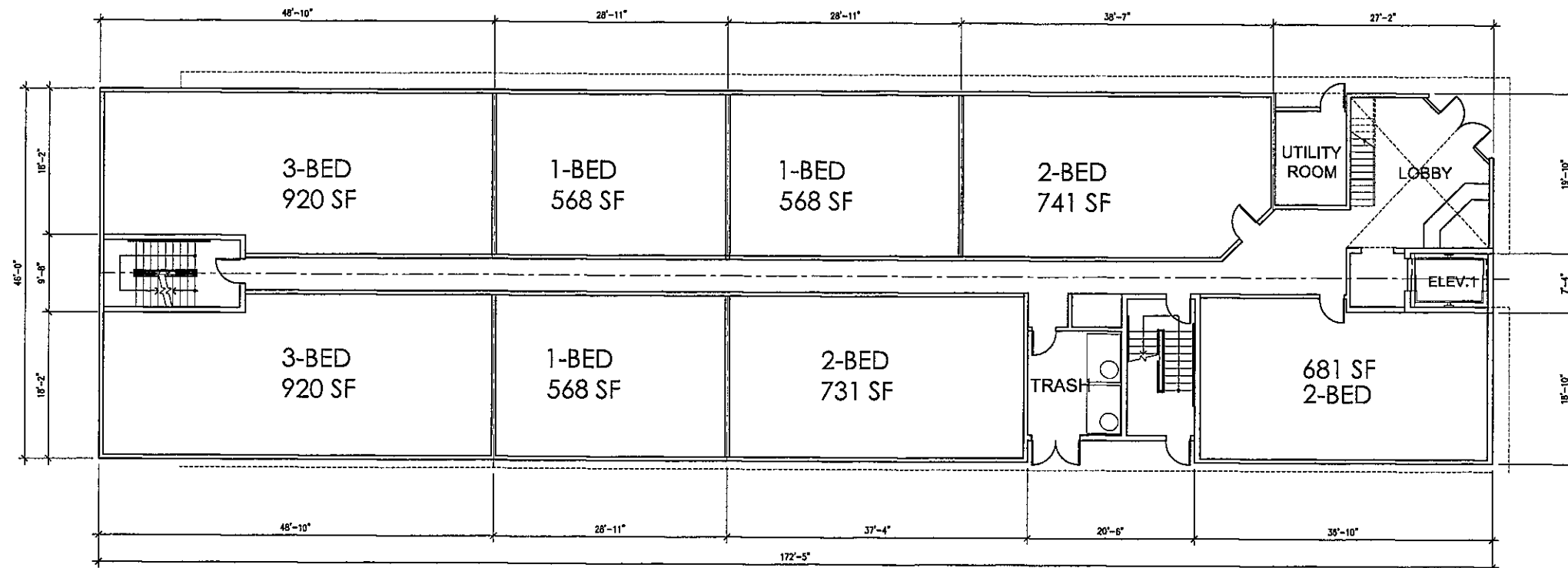
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FIRST FLOOR PLAN



NO.	DATE	BY	DESCRIPTION

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FIRST FLOOR PLAN



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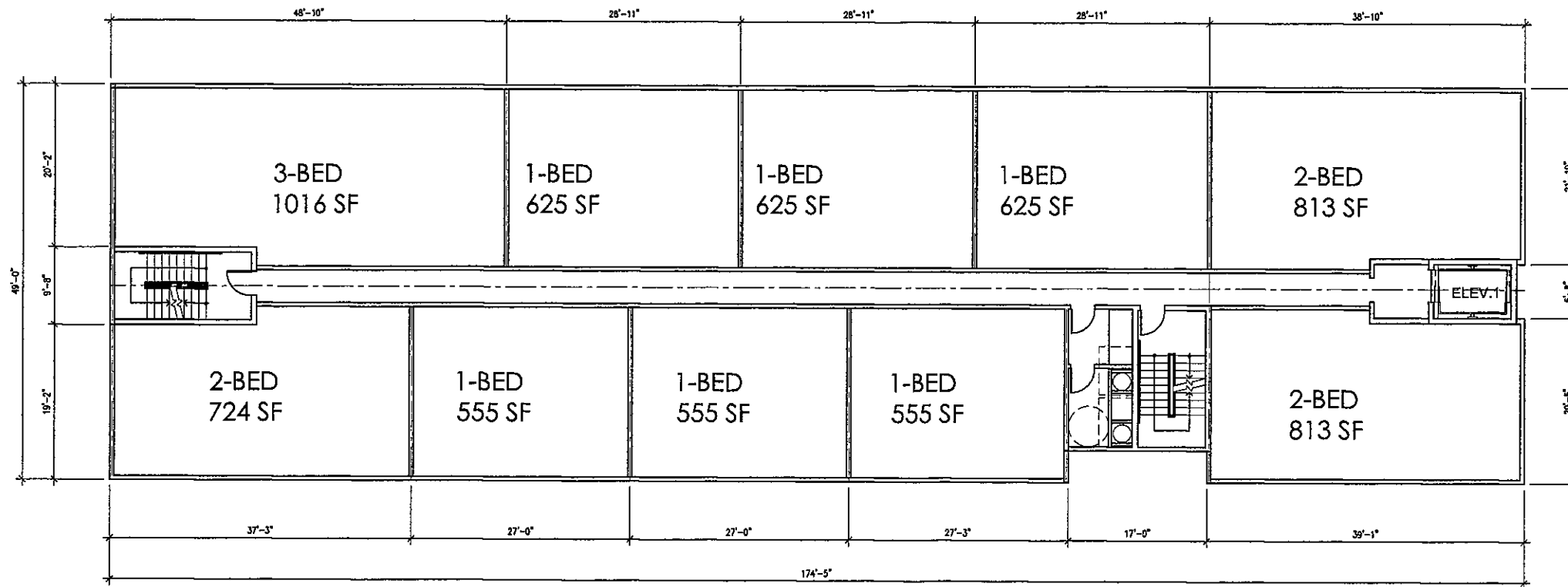
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SECOND FLOOR PLAN



NO.	DATE	BY	CHKD.

Revisions

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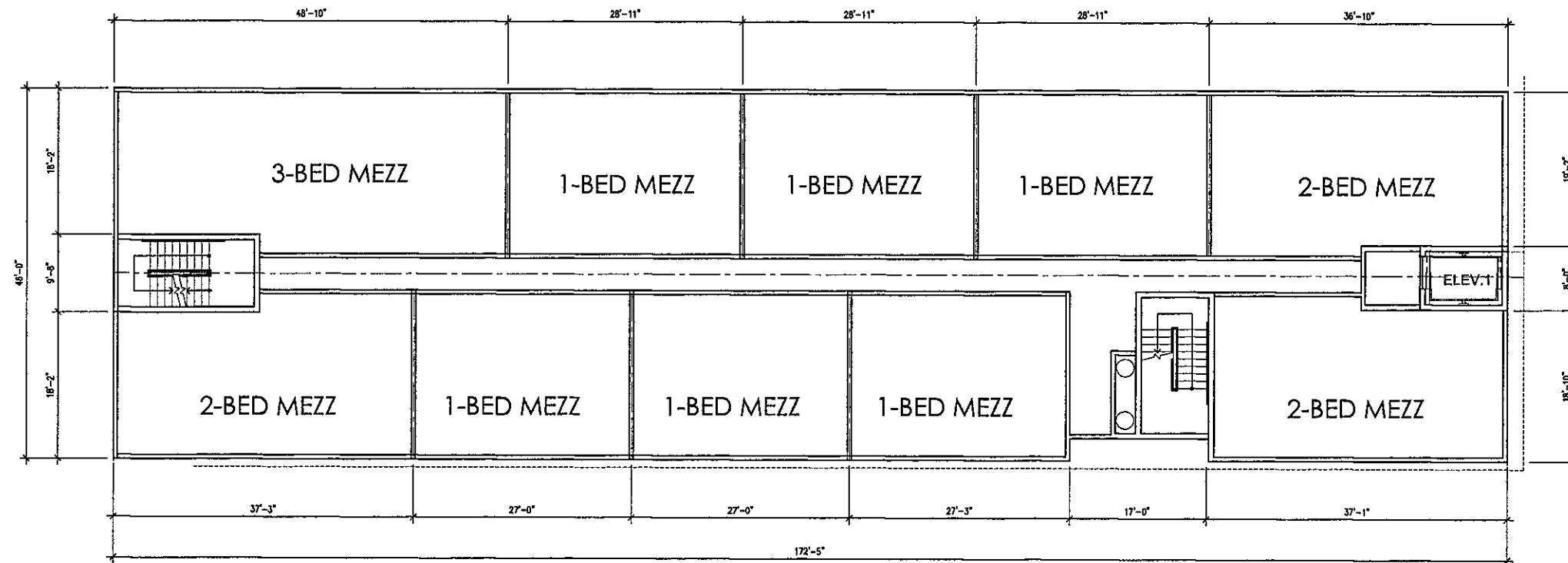
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SECOND FLOOR PLAN



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**FOURTH FLOOR
MEZZANINE**



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FOURTH FLOOR MEZZANINE PLAN



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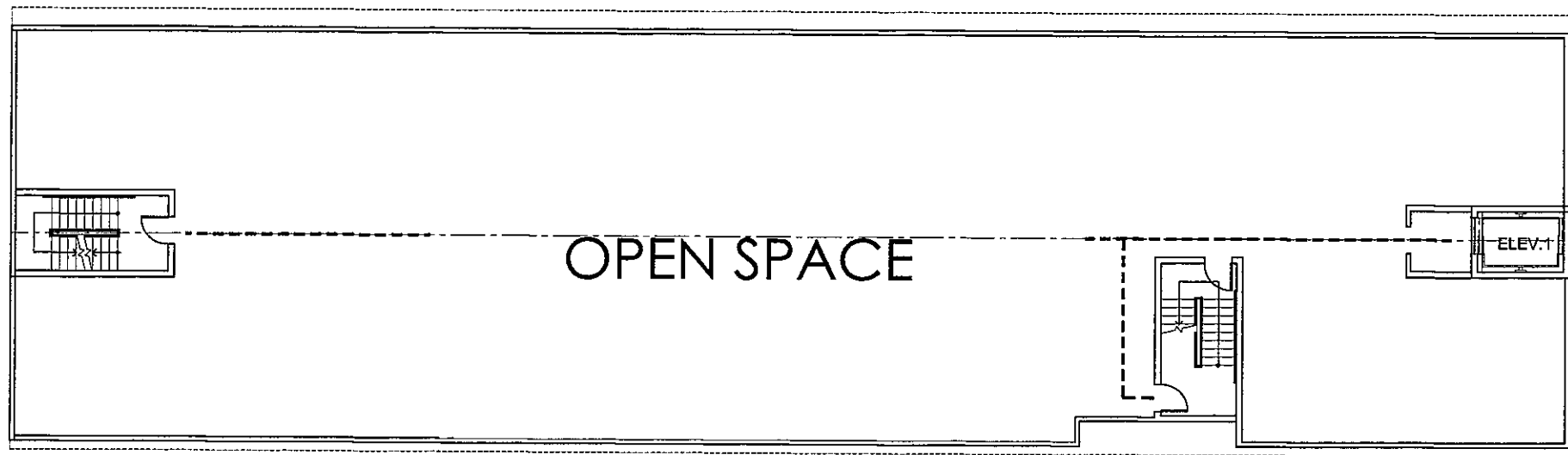
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ROOF PLAN

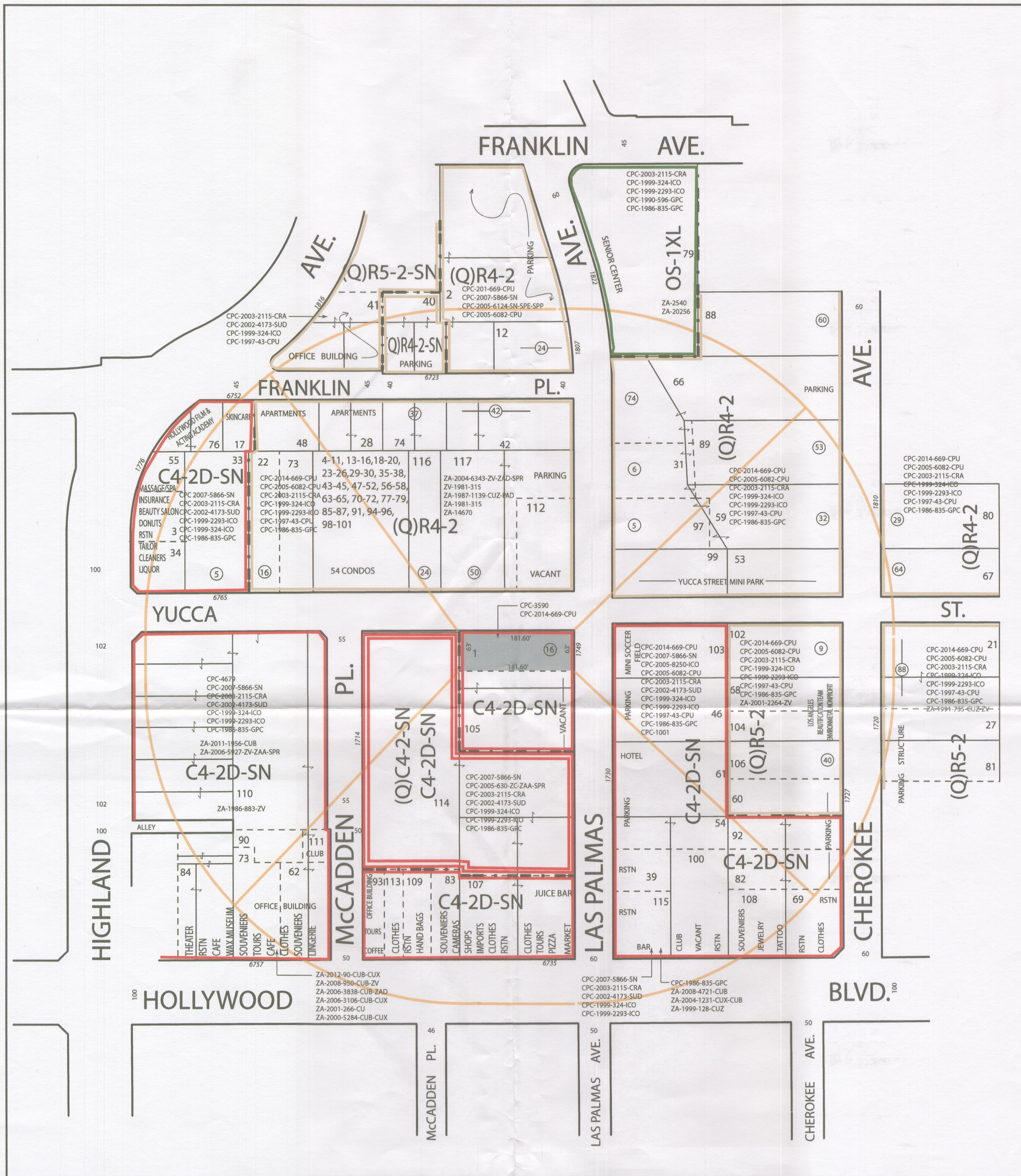


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ROOF PLAN

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500 FT. NOTIFICATION MAP

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THOMAS BROTHERS

PAGE: 593
GRID: E4
COUNCIL DISTRICT: 13 - MITCH O'FARRELL
COMMUNITY PLAN: HOLLYWOOD
CENSUS TRACT: 1902.02

CASE NO:

DATE: 12/18/14
C.M.: 148-5A185, 150A185
SCALE: 1" = 200'
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