

VOC LIMIT TABLES

TABLE OF STANDARDS 1 (cont.) VOC LIMITS		
Grams of VOC Per Liter of Material		
COATING	Limit	
Low-Solids Coating	120	

TABLE OF STANDARDS 2 VOC LIMITS FOR COLORANTS		
Grams of VOC Per Liter of Colorant Less Water and Less Exempt Compounds		
COLORANT ADDED TO	Limit <sup>4</sup>	
Architectural Coatings, excluding IM Coatings	50	
Solvent-Based IM	600	
Waterborne IM	50	

4 Effective January 1, 2014.

Amended September 6, 2013

TABLE OF STANDARDS 1 VOC LIMITS					
Grams of VOC Per Liter of Coating, Less Water and Less Exempt Compounds					
COATING CATEGORY	Ceiling Limit <sup>1</sup>	Current Limit <sup>2</sup>	7/1/88	Effective Date	1/1/14
Bond Breakers		350			
Clear Wood Finishes		275			
Yamals	350	275			
Sanding Sealers	350	275			
Lacquer		275			
Concrete-Curing Compounds		100			
Concrete-Curing Compounds For Roadways and Bridges <sup>3</sup>		350			
Concrete Surface Retarder		250			50
Driveway Sealer		100		50	
Dry-Fog Coatings		150			50
Faux Finishing Coatings		250		200	100
Clear Topcoat		350			
Decorative Coatings		350			
Glazes		350			
Japan		350			
Trowel Applied Coatings		350		150	50
Fire-Proofing Coatings		350			150
Plats	250	50		50	
Floor Coatings	100	50			
Form Release Compound		250			100
Graphic Arts (Sign) Coatings		500			150
Industrial Maintenance (IM) Coatings	420	100			
High Temperature IM Coatings		420			
Non-Sacrificial Anti-Graffiti Coatings		100			
Zinc-Rich IM Primers		400			
Magnesium Cement Coatings		450			
Mastic Coatings		300			100
Metallic Pigmented Coatings	500	500			
Multi-Color Coatings		250			
Nonflam Coatings	150	50			
Pre-Treatment Wash Primers		420			
Primers, Sealers, and Undercoats		100			
Reactive Foresting Sealers		350			
Recycled Coatings		250			
Roof Coatings		50			
Roof Coatings, Aluminum		100			
Roof Primers, Bituminous		350			
Rust Preventative Coatings	400	100			
Sacrificial Anti-Graffiti Coatings		100		50	
Shellac		730			
Clear Pigmented		550			
Specialty Primers		100			
Stains	350	100			
Stains, Interior	250	250			
Stone Consolidant		450			
Swimming Pool Coatings					
Repair		340			
Other		340			
Traffic Coatings		100			
Waterproofing Sealers		100			
Waterproofing Concrete/Masonry Sealers		100			
Wood Preservatives		350			

- The specified ceiling limits are applicable to products sold under the Averaging Compliance Option.
- The specified limits remain in effect unless revised limits are listed in subsequent columns in the Table of Standards.
- Does not include compounds used for curbs and gutters, sidewalks, islands, driveways and other miscellaneous concrete areas.



City of Santa Monica

September 12, 2014

Ken Kutcher  
Attorney at Law  
Harding Lamora Kutcher & Kozal  
1250 6<sup>th</sup> Street, Suite 200  
Santa Monica, CA 90401

Dear Mr. Kutcher:

I am writing in response to your request for a variance from the street tree species designation on 7<sup>th</sup> Street as defined in Urban Forest Master Plan for the renovation of existing and new development at 710 Wilshire Boulevard. The basis for the request is due to the building's significance as an historic landmark. The Urban Forest Master Plan does afford for the historical context of tree species to be considered, with input from the Landmarks Commission, when planting new street trees adjacent to a landmark. Your request is for Washingtonia robusta palms to be planted on 7<sup>th</sup> Street along the entire length of the development instead of the designated street tree species of Albocarpus ficulneus.

The Species Subcommittee gave a recommendation to the Urban Forest Task Force on June 25, 2014. A motion was made by Member Filacucci, seconded by Vice Chair Piers-Avila, to approve the Species Subcommittee's compromise of only planting Washingtonia robusta on 7<sup>th</sup> Street immediately in the front of the landmarked building. Albocarpus ficulneus would still be the designated species for the remainder of the development that is not landmarked. This motion was recommended by the Urban Forest Task Force.

I have carefully reviewed a variety of information including the applicant's presentation to the City Council, the recommendations of the Landmarks Commission, the recommendations of the Urban Forest Task, and the applicant's presentations to the Task Force and to the joint Landmark and Architecture Review Board meeting. I have also discussed this consideration with the Director of Planning and Community Development. I therefore determine that the Washingtonia robusta palm tree would be allowed to be planted on 7<sup>th</sup> Street immediately in front of the landmarked building, and that the designated street tree Albocarpus ficulneus would be planted in the remaining frontage of the development associated parcels at 710 Wilshire Blvd.

Under the authority pursuant to Santa Monica Municipal Code Section 7.40.090, this determination is final.

If you wish to proceed in accordance with this determination, please contact the City's Urban Forester, Matthew Wells at (310) 458-2201, ext. 5182.

Sincerely,

Martin Pastucha  
Director of Public Works/Airport Director

cc: David Martin, Director of Planning and Community Development

tel: 310 458-8221 • fax: 310 576-5598

PREVIOUSLY APPROVED COMPLIANCE DOCUMENTS



City of Santa Monica

September 12, 2014

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tel: 310 458-8221 • fax: 310 576-5598

Project Address: 710 Wilshire Boulevard Plan Check Number: 13PC0197

FOR STAFF USE ONLY

Assigned to: Gustav Bohm Staff Signature: Date: 04/19/2013

Project Status: ☒ Preliminary Design ☒ Plan Review ☒ Under Construction ☒ Construction Complete

Staff Recommendation: ☒ Approve Request as Stated ☒ Approve Request with Conditions ☒ Deny Request as Stated

Building & Safety Staff Comments:

The proposed project is not a high rise building as per the 2010 CBC and is provided with safety enhancements above and beyond the code requirements as two additional exit stairway enclosures and luminous egress path markings.

Building & Safety Conditions of Approval/Reasons for Denial:

Conditions for approval:

1. Provide supply from two water mains with separate piping, see section 403.3.2.

2. Provide an emergency voice/alarm communication system as per 907.5.2.2

Determination of Building Official: Date: 4/19/2013 ☒ Approve Request as Stated ☒ Approve Request with Conditions ☒ Deny Request as Stated

Determination of Fire Marshal: Date: 4/23/13 ☒ Approve Request as Stated ☒ Approve Request with Conditions ☒ Deny Request as Stated

Fire Department Conditions of Approval/Reasons for Denial:

DEN THOUGH THIS BUILDING IS A HIGH RISE BUILDING PER CITY OF SANTA MONICA THE HEIGHT BEING 5' HOWEVER THE BUILDING IS NOT A HIGH RISE BUILDING PER THE CODE. THE CONDITIONS OF APPROVAL ABOVE THE FIRE DEPT. IMPROVES THIS DETERMINATION.

Modification/Alternate Means & Methods 2 City of Santa Monica Building & Safety



City of Santa Monica

September 12, 2014

Ken Kutcher  
Attorney at Law  
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1250 6<sup>th</sup> Street, Suite 200  
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Under the authority pursuant to Santa Monica Municipal Code Section 7.40.090, this determination is final.

If you wish to proceed in accordance with this determination, please contact the City's Urban Forester, Matthew Wells at (310) 458-2201, ext. 5182.

Sincerely,

Martin Pastucha  
Director of Public Works/Airport Director

cc: David Martin, Director of Planning and Community Development

tel: 310 458-8221 • fax: 310 576-5598

Project Address: 710 Wilshire Blvd Plan Check Number: 13PC0647

FOR STAFF USE ONLY

Assigned to: Gustav Bohm Staff Signature: Date: 04/19/2013

Project Status: ☒ Preliminary Design ☒ Plan Review ☒ Under Construction ☒ Construction Complete

Staff Recommendation: ☒ Approve Request as Stated ☒ Approve Request with Conditions ☒ Deny Request as Stated

Building & Safety Staff Comments:

APPROVE AS STATED

Building & Safety Conditions of Approval/Reasons for Denial:

NO ADDITIONAL CONDITIONS

Determination of Building Official: Date: 4/19/2013 ☒ Approve Request as Stated ☒ Approve Request with Conditions ☒ Deny Request as Stated

Determination of Fire Marshal: Date: 4/16/14 ☒ Approve Request as Stated ☒ Approve Request with Conditions ☒ Deny Request as Stated

Fire Department Conditions of Approval/Reasons for Denial:

Approved as Stated.

Modification/Alternate Means & Methods 2 City of Santa Monica Building & Safety

DATE	APPROVAL	DATE	APPROVAL
05/07/2015	Memorandum 02	05/07/2015	Memorandum 02
05/07/2015	Memorandum 03	05/07/2015	Memorandum 03
05/07/2015	Memorandum 04	05/07/2015	Memorandum 04
05/07/2015	Memorandum 05	05/07/2015	Memorandum 05



howard laks architects

CONSULTANTS

710 WILSHIRE BOULEVARD  
MIXED-USE HOTEL PROJECT  
SANTA MONICA - CALIFORNIA 90401

COMPLIANCE DOCUMENTS

DRAWN	SRH
CHECKED	HLA
APPROVED	
SCALE	N.T.S.
SHEET	
DATE	June 25, 2013
PROJECT NUMBER	HLA 0000000-00000

A-009