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CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

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200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

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February 28, 2020

Los Angeles City Council  
c/o Office of the City Clerk  
City Hall, Room 395  
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**TECHNICAL CLARIFICATION TO CONDITIONS OF APPROVAL FOR PROPERTY LOCATED  
AT 1424 NORTH DEEPWATER AVENUE (CPC-2018-7329-GPAJ-ZC-SPR); CF 20-0033**

On December 18, 2019, the City Planning Commission approved a General Plan Amendment, Zone Change, and Site Plan Review for the construction, use, and maintenance of a 3-story, 36-foot tall, 51,202 square-foot affordable housing project comprised of 56 dwelling units (100 percent restricted to Very Low Income households exclusive of one manager's unit), with on-site supportive services. The City Planning Commission determined that after consideration of the whole of the administrative record including the Mitigated Negative Declaration (MND) (Case No. ENV-2019-7330-MND), there was no substantial evidence that the project will have a significant effect on the environment and adopted the MND and the Mitigation Monitoring Program prepared for the MND. The City Planning Commission also determined that the project was Statutorily Exempt from the California Environmental Quality Act ("CEQA") pursuant to Assembly Bill ("AB") 1197. An aggrieved party subsequently appealed the City Planning Commission decisions on January 3, 2020.

On February 27, 2020, the applicant submitted a request for technical clarifications to Condition No. 33 of the City Planning Commission Determination Letter. Condition No. 33 ensures the subsurface methane investigation will be conducted in accordance with Los Angeles Department of Building and Safety ("LADBS") requirements. The technical clarification is intended to clarify that the Active System methane is only required dependent on the results of the subsurface methane investigation and subject to Table 1A of the LADBS Methane Code. The technical clarification is not a substantial change to the original condition language, and only serves to clarify the LADBS review process and requirements.

Therefore, the technical clarification to Condition No. 33 is presented for consideration by the PLUM Committee, as follows:

33. The Applicant shall conduct a subsurface methane investigation in accordance with Los Angeles Department of Building and Safety Document No. P/BC 2014- 101 Site Testing Standards for Methane. The subsurface methane investigation shall include but is not limited to:
- a. Installation of three to four (3-4) gas probes set throughout the Site;
  - b. Gas Probe Sets include probes at approximate depths of 5, 10, and 20 feet below ground surface or the lowest building slab elevation;
  - c. Collection of methane soil gas and pressure measurements in the field

The purpose of the subsurface methane investigation is to determine the level of methane concentrations that exist at the site, and the level of methane pressure (in inches water pressure) that exists at the site. **If the results of the subsurface methane investigation dictate (based on Chapter 71 of the City of Los Angeles Building Code),** ~~t~~The Applicant shall install an Active System and miscellaneous systems subject to the approval of the Los Angeles Department of Building and Safety ("LADBS"), including:

- d. An active mechanical extraction system (i.e., a fan pulling sub-slab air as opposed to active);
- e. Gas detection, alarm, and mechanical ventilation system on the lowest occupied spaces;
- f. A control panel for active/mechanical components;
- g. Additional vent risers.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning

  
MICHELLE SINGH  
Senior City Planner

VPB:FR:MS:CC