

Communication from Public

Name:

Date Submitted: 02/16/2026 08:46 AM

Council File No: 25-1518

Comments for Public Posting: Please add document "Upload 1 - LA CPD" to council file 25-1518.



Lambert Giessinger <lambert.giessinger@lacity.org>

11973 San Vicente Blvd.

4 messages

Berlin, Greg <Greg.Berlin@alston.com>

Mon, Aug 31, 2020 at 10:25 AM

To: "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>, "melissa.jones@lacity.org" <melissa.jones@lacity.org>

Hi Melissa and Lambert,

Our office is representing the applicant in CEQA review for the proposed demolition of the building located at [11973 San Vicente Blvd](#) in Brentwood (ENV-2019-6645-EIR). I'm wondering whether either of you have any availability for a very brief call either today or tomorrow regarding the project. Thanks so much.

Best,

Greg Berlin | Associate | ALSTON & BIRD

[333 South Hope Street, 16th Floor | Los Angeles, CA 90071](#)

Greg.Berlin@alston.com | t: 213.576.1045

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Berlin, Greg <Greg.Berlin@alston.com>

Tue, Sep 8, 2020 at 10:35 AM

To: "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>, "melissa.jones@lacity.org" <melissa.jones@lacity.org>

Hi Melissa and Lambert,

I'm just writing to follow-up on the correspondence below. Thanks very much.

[Quoted text hidden]

[Quoted text hidden]

Lambert Giessinger <lambert.giessinger@lacity.org>

Wed, Sep 23, 2020 at 5:59 PM

To: "Berlin, Greg" <Greg.Berlin@alston.com>

Cc: "melissa.jones@lacity.org" <melissa.jones@lacity.org>

Hi Greg,

I apologize, your email got lost in the shuffle. Do you still want to schedule a time to discuss the project?

Lambert



Lambert Giessinger

Architect

Los Angeles City Planning

221 N. Figueroa Street, Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3648



E-NEWS

[Quoted text hidden]

Berlin, Greg <Greg.Berlin@alston.com>

Wed, Sep 23, 2020 at 6:02 PM

To: Lambert Giessinger <lambert.giessinger@lacity.org>

Cc: "melissa.jones@lacity.org" <melissa.jones@lacity.org>

Yes, thanks. Do you have availability tomorrow between 10:30 and 4? I'm pretty open on Friday as well.

Greg Berlin

Associate

ALSTON & BIRD

333 South Hope Street

Los Angeles, CA 90071

213-576-1045 (O)

Greg.Berlin@alston.com<mailto:Greg.Berlin@alston.com>

On Sep 23, 2020, at 6:00 PM, Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

EXTERNAL SENDER – Proceed with caution

Hi Greg,

I apologize, your email got lost in the shuffle. Do you still want to schedule a time to discuss the project?

Lambert

[https://lh5.googleusercontent.com/6KUelLfNmV7534O5bJ7hfMktH8DxiL0OVxSzmcMrWVvSOI976yuBsFgwoYVokFaViZ-qKLB7eXoUd0B5DnZChydnHMJxX3Hnr_aL8s7nCiMcV5JpuuH9vAh1wFRh-JtYxS1mSd5]
<<https://planning4la.org>>

Lambert Giessinger

Architect

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[https://lh6.googleusercontent.com/E_g4_EzuwlPmY8Xt4LZ7_BqUuRou4csCzbbKgfqcZMaxC5e4dwGEwgSMPBZ0bdjHmd3Xod-cwnBpUyIUM1DDW6FnZ6Sz9FkPE1weDudV7KzFmzmTacy8rsV1GpL0XLI5M6WdyTFs]

<<https://www.facebook.com/Planning4LA>> [https://lh6.googleusercontent.com/5DCbBD9PZE995rDCkgWdkCOc8mtBiKwTWljH1fm3rBoDYjiCfYboWSKxmhkdcCvP742nvjvJqoxoZY00ziJM0kZyAZIGm1WRuC5rsJ2Bq2YL9v3t1_dKaOlrU3OXKBhBATzNqq] <<https://www.instagram.com/planning4la>> [https://lh3.googleusercontent.com/pyyIYGQFXbZu_ORsRFJh-4tZxRn5uErexJ63dY0yWYDLKRzPnWnAJK0lhRCMXSn5MLVjtTTG4BhAWXmMCq_6gw3qngTrL8h6fJAqUc9MIs2kKddWJ6C2kCCcFr8NRollto-AN-sR] <<https://twitter.com/Planning4LA>> [https://lh6.googleusercontent.com/ehdZ0vbZshfGN1Jq3KcbkETHVN4ZRcBQBXiufDwKOffNYdNN3auzkRHK3XCHJIAuTB85r5Uq3LgDRh4O1GKXuNrTKxv79-iqC_MohNgrw8TuifdDV1qcyCAwEeUvLBemPfXgaFBs]
<<https://www.youtube.com/channel/UChI2PmRhAzUf158o0vZjnHw/videos>> [https://lh4.googleusercontent.com/X2hsEwUot8ZsZ_8Pt48CmgpsOjS_UwatHJJYk--ZYUPa4kYcFJALgEgYB4MytLbBenqGMRLroo1M1yRTY2lmH06kYoCg4OBsNGP3Npo_NyesZzBzHdcJHyruWcMEAFYCoID89n5] <<https://www.linkedin.com/company/los-angeles-department-of-city-planning>> [https://lh5.googleusercontent.com/m7vcso58d96HQaGwuEZ0czqUQjdHLLsj-Uvx_5jSwajv2Lr7ViY37Vn7rjvGFIGUK5zJ2uv-6NNyY6Tbl2HVLKwtjjQcrqR4jCyFUQvhUNUIDqDCFSILYwdiCcRfLLOoYKz] <<http://bit.ly/DCPEmail>>

On Tue, Sep 8, 2020 at 10:35 AM Berlin, Greg <Greg.Berlin@alston.com<mailto:Greg.Berlin@alston.com>>> wrote:
Hi Melissa and Lambert,

I'm just writing to follow-up on the correspondence below. Thanks very much.

Greg Berlin | Associate | ALSTON & BIRD
333 South Hope Street, 16th Floor | Los Angeles, CA 90071
Greg.Berlin@alston.com<mailto:Greg.Berlin@alston.com> | t: 213.576.1045

From: Berlin, Greg
Sent: Monday, August 31, 2020 10:25 AM
To: 'lambert.giessinger@lacity.org<mailto:lambert.giessinger@lacity.org>' <lambert.giessinger@lacity.org<mailto:lambert.giessinger@lacity.org>>; 'melissa.jones@lacity.org<mailto:melissa.jones@lacity.org>' <melissa.jones@lacity.org<mailto:melissa.jones@lacity.org>>
Subject: 11973 San Vicente Blvd.

Hi Melissa and Lambert,

Our office is representing the applicant in CEQA review for the proposed demolition of the building located at 11973 San Vicente Blvd in Brentwood (ENV-2019-6645-EIR). I'm wondering whether either of you have any availability for a very brief call either today or tomorrow regarding the project. Thanks so much.

Best,

Greg Berlin | Associate | ALSTON & BIRD
333 South Hope Street, 16th Floor | Los Angeles, CA 90071
Greg.Berlin@alston.com<mailto:Greg.Berlin@alston.com> | t: 213.576.1045
[Quoted text hidden]



Lambert Giessinger <lambert.giessinger@lacity.org>

Fwd: LA Conservancy Comments On The Proposed Demolition of the Barry Building (HCM #887)

1 message

Ken Bernstein <ken.bernstein@lacity.org>

Fri, Dec 18, 2020 at 4:31 PM

To: Shannon Ryan <Shannon.Ryan@lacity.org>, Lambert Giessinger <lambert.giessinger@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, Sara Delgadillo Cruz <sara.cruz@lacity.org>, Micaela Torres-Gil <micaela.torres-gil@lacity.org>, Jessa Ross <jessa.ross@lacity.org>

FYI

----- Forwarded message -----

From: **Erik Van Breene** <vanbreene@laconservancy.org>

Date: Fri, Dec 18, 2020 at 4:20 PM

Subject: LA Conservancy Comments On The Proposed Demolition of the Barry Building (HCM #887)

To: Ken Bernstein <ken.bernstein@lacity.org>

Cc: Adrian Fine <afine@laconservancy.org>

Hi Ken,

Please find the Conservancy's comments for the proposed demolition of the Barry Building ([11973 San Vicente Boulevard Project](#)) attached to this email. We're deeply concerned by the owner's actions to completely clear the lot without an identified replacement project. Let me know if you have any questions.

Best,

Erik

Erik Van Breene

Preservation Coordinator

Los Angeles Conservancy

523 West Sixth Street, Suite 826

Los Angeles, CA 90014

(213) 430-4206 | vanbreene@laconservancy.org

Pronouns: He / His / Him / Mr.

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[LAC_Comments-11973 San_Vicente_Boulevard_Project -Sent-2020.12.18.pdf](#)

279K



Lambert Giessinger <lambert.giessinger@lacity.org>

LA Conservancy Comments On The Proposed Demolition of the Barry Building (HCM #887)

1 message

Erik Van Breene <vanbreene@laconservancy.org>
To: Lambert Giessinger <lambert.giessinger@lacity.org>
Cc: Adrian Fine <afine@laconservancy.org>

Fri, Dec 18, 2020 at 4:21 PM

Hi Lambert,

Please find the Conservancy's comments for the proposed demolition of the Barry Building ([11973 San Vicente Boulevard](#) Project) attached to this email. We're deeply concerned by the owner's actions to completely clear the lot without an identified replacement project. Let me know if you have any questions.

Best,

Erik

Erik Van Breene

Preservation Coordinator

Los Angeles Conservancy

523 West Sixth Street, Suite 826

Los Angeles, CA 90014

(213) 430-4206 | vanbreene@laconservancy.org

Pronouns: He / His / Him / Mr.

laconservancy.org

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Membership starts at just \$40

[Join the Conservancy today](#)



[LAC_Comments-11973 San Vicente Boulevard Project -Sent-2020.12.18.pdf](#)

279K



Kathleen King <kathleen.king@lacity.org>

Barry Building - Radius Labels

3 messages

Stacie Henderson <stacie@ceqa-nepa.com>

Mon, Oct 19, 2020 at 7:36 AM

To: Bradley Furuya <bradley.furuya@lacity.org>, Kathleen King <kathleen.king@lacity.org>

Hi Bradley and Kathleen,

We are having the mailing labels updated for the eventual Barry Building NOP release and have the following questions:

- Do you need a full size 500-foot radius map that corresponds to the address labels or just 8.5 x 11?
- Our office will handle the actual mailing. However, do you need a set of actual labels for your file? We would provide a copy of all labels with the mailing affidavits, but we weren't sure if you also needed a set of actual labels.

Thank you,

Stacie

--

Stacie Henderson
 Senior Project Manager
 CAJA Environmental Services, LLC
[15350 Sherman Way, Suite 315](http://15350ShermanWay.com)
 Van Nuys, CA 91406
stacie@ceqa-nepa.com
 310-469-6703 (direct)

Bradley Furuya <bradley.furuya@lacity.org>
 To: Stacie Henderson <stacie@ceqa-nepa.com>
 Cc: Kathleen King <kathleen.king@lacity.org>

Mon, Oct 19, 2020 at 2:35 PM

Hi Stacie,

Thanks for checking with us. Please submit a full size map. And just a copy of the labels is fine.



Bradley Furuya, AICP
 City Planning Associate
Los Angeles City Planning
 221 N. Figueroa St., Suite 1350
 Los Angeles, CA 90012
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 T: (213) 847-3642



[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com>
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kathleen King <kathleen.king@lacity.org>

Mon, Oct 19, 2020 at 2:37 PM

Perfect, thank you for confirming!

[Quoted text hidden]



Kathleen King <kathleen.king@lacity.org>

Barry Building call

7 messages

Bradley Furuya <bradley.furuya@lacity.org>
 To: "Berlin, Greg" <Greg.Berlin@alston.com>
 Cc: Kathleen King <kathleen.king@lacity.org>

Mon, Jul 20, 2020 at 3:14 PM

Hi Greg,

We were hoping to do a quick check-in call with you regarding the Barry Building. Do any of the following dates and times work for you?

Friday, 7/24 at 4pm
 Monday 7/27 between 1-4 pm
 Tuesday 7/28 at 2 pm or 4 pm

If so, let me know and I'll send an invite. it shouldn't take longer than 30 minutes.



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 City Planning Associate
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 T: (213) 847-3642



Berlin, Greg <Greg.Berlin@alston.com>
 To: Bradley Furuya <bradley.furuya@lacity.org>
 Cc: Kathleen King <kathleen.king@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>

Mon, Jul 20, 2020 at 5:20 PM

Hi Bradley,

I'm free on Friday at 4 pm. I would like Stacie to join the call as well. Thanks so much.

Best,

Greg Berlin | Associate | ALSTON & BIRD

333 South Hope Street, 16th Floor | Los Angeles, CA 90071

Greg.Berlin@alston.com | t: 213.576.1045

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Monday, July 20, 2020 3:14 PM
To: Berlin, Greg <Greg.Berlin@alston.com>
Cc: Kathleen King <kathleen.king@lacity.org>
Subject: Barry Building call

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Bradley Furuya <bradley.furuya@lacity.org>
To: "Berlin, Greg" <Greg.Berlin@alston.com>
Cc: Kathleen King <kathleen.king@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>, Milena Zasadzien <milena.zasadzien@lacity.org>

Tue, Jul 21, 2020 at 8:02 AM

Great, can you also send an invite to Milena Zasadzien (copied)? She would like to join us. Thank you.



Bradley Furuya, AICP
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T: (213) 847-3642



[Quoted text hidden]

Berlin, Greg <Greg.Berlin@alston.com>
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kathleen King <kathleen.king@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>, Milena Zasadzien <milena.zasadzien@lacity.org>

Tue, Jul 21, 2020 at 8:12 AM

Will do. Thanks.

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org>
To: "Berlin, Greg" <Greg.Berlin@alston.com>
Cc: Kathleen King <kathleen.king@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>

Fri, Jul 24, 2020 at 1:10 PM

Hi Greg,

We were able to find answers to the questions that we had been planning to ask during today's call, so we don't have a need for the call anymore. That said, if you or Stacie have questions, we're happy to still hop on at 4. Let us know what you think.

Thanks,
Bradley



Bradley Furuya, AICP
 City Planning Associate
Los Angeles City Planning
 221 N. Figueroa St., Suite 1350
 Los Angeles, CA 90012
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 T: (213) 847-3642



[Quoted text hidden]

Berlin, Greg <Greg.Berlin@alston.com>
 To: Bradley Furuya <bradley.furuya@lacity.org>
 Cc: Kathleen King <kathleen.king@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>, "Casey, Ed" <Ed.Casey@alston.com>

Fri, Jul 24, 2020 at 1:13 PM

Bradley,

We have a couple questions based on the City's edits, but it shouldn't take up much time. Can we still keep the call at 4?
 Thanks.

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org>
 To: "Berlin, Greg" <Greg.Berlin@alston.com>
 Cc: Kathleen King <kathleen.king@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>, "Casey, Ed" <Ed.Casey@alston.com>

Fri, Jul 24, 2020 at 1:19 PM

Yes, we'll talk to you then.



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[Quoted text hidden]



Kathleen King <kathleen.king@lacity.org>

Barry Building Initial Study

2 messages

Kathleen King <kathleen.king@lacity.org>
To: Bradley Furuya <bradley.furuya@lacity.org>

Tue, Jul 7, 2020 at 6:25 PM

Hi Bradley-

Excluding AQ, GHG, and the Mandatory Findings of Sig sections, please go ahead and start reading through the IS and comments. Happy to discuss any questions you have. The document is saved here at dated 07.07.20:

N:\Project Planning\MP_EIR\MajorProjects\PROJECTS\Barry Building\Initial Study\2nd SC

Thanks-



Kathleen King
City Planner
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3624



Bradley Furuya <bradley.furuya@lacity.org>
To: Kathleen King <kathleen.king@lacity.org>

Wed, Jul 8, 2020 at 7:24 AM

Thanks, I'll take a look.



Bradley Furuya, AICP
City Planning Associate
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[Quoted text hidden]



Kathleen King <kathleen.king@lacity.org>

Barry Building IS

10 messages

Stacie Henderson <stacie@ceqa-nepa.com>

Fri, Nov 6, 2020 at 1:19 PM

To: Bradley Furuya <bradley.furuya@lacity.org>

Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Berlin, Greg" <Greg.Berlin@alston.com>

Hi Bradley,

See below for a link to download the finalized Barry Building Initial Study. I think this should be what you need for the City's website, but if you have any questions, or if there is anything else you need, please don't hesitate to let me know.

<https://www.dropbox.com/sh/ls6daehzpkumk2a/AADI7bRB087CV8jB8fRZ3ooha?dl=0>

Thank you!

Stacie

--

Stacie Henderson
 Senior Project Manager
 CAJA Environmental Services, LLC
[15350 Sherman Way, Suite 315](https://www.caaja.com)
 Van Nuys, CA 91406
stacie@ceqa-nepa.com
 310-469-6703 (direct)

Bradley Furuya <bradley.furuya@lacity.org>

Fri, Nov 6, 2020 at 4:43 PM

To: Stacie Henderson <stacie@ceqa-nepa.com>

Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Berlin, Greg" <Greg.Berlin@alston.com>

Thank you, Stacie. Can you send the Initial Study itself as both a word doc and a PDF, and send the appendices in a separate PDF. I tried to extract the pages myself, but wasn't able to.

For the noticing of the NOP, do you have an updated set of labels?



Bradley Furuya, AICP
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[Los Angeles, CA 90012](https://www.lacityplanning.org)
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 T: (213) 847-3642

[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com>

Mon, Nov 9, 2020 at 10:47 AM

To: Bradley Furuya <bradley.furuya@lacity.org>

Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Berlin, Greg"

<Greg.Berlin@alston.com>

Hi Bradley,

Here is a link to download the files you requested: <https://www.dropbox.com/sh/dv15vvq36ial5fc/AACkq0QKoaD9YiaR0QqjtUzra?dl=0>

We do have an updated set of labels for the NOP mailing (we received the update last week). We will provide those to you with our affidavit of mailing, although let me know if you need them sooner.

If there is anything else you need, please don't hesitate to let me know.

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org>

Mon, Nov 9, 2020 at 12:03 PM

To: Stacie Henderson <stacie@ceqa-nepa.com>

Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Berlin, Greg"

<Greg.Berlin@alston.com>

Hi Stacie,

Thank you for the updated documents. The labels can be provided with the affidavit of mailing, but could you please send the updated radius map now? Thanks.



Bradley Furuya, AICP
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 Los Angeles, CA 90012
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 T: (213) 847-3642

[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com>

Mon, Nov 9, 2020 at 12:56 PM

To: Bradley Furuya <bradley.furuya@lacity.org>

Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Berlin, Greg"

<Greg.Berlin@alston.com>

Hi Bradley,

The radius map is attached. The full size map will be delivered to you tomorrow via Fed Ex.

[Quoted text hidden]

 **Radius Map.pdf**
122K

Bradley Furuya <bradley.furuya@lacity.org>

Mon, Nov 9, 2020 at 4:53 PM

To: Stacie Henderson <stacie@ceqa-nepa.com>

Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Berlin, Greg" <Greg.Berlin@alston.com>

Great, thank you, Stacie.

We're finalizing things on our end and will let you know on the NOP date so that you have time to prepare for the mailing.



Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
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Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642



[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com>

Mon, Nov 9, 2020 at 8:28 PM

To: Bradley Furuya <bradley.furuya@lacity.org>

Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Berlin, Greg" <Greg.Berlin@alston.com>

Sounds good. Thank you, Bradley.

[Quoted text hidden]

Berlin, Greg <Greg.Berlin@alston.com>

Wed, Nov 11, 2020 at 4:21 PM

To: Stacie Henderson <stacie@ceqa-nepa.com>, Bradley Furuya <bradley.furuya@lacity.org>

Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>

Hi Bradley,

I know our goal was November 13th for the NOP. Do you think that is still a possibility? Thanks very much.

Greg Berlin | Associate | ALSTON & BIRD

333 South Hope Street, 16th Floor | Los Angeles, CA 90071

Greg.Berlin@alston.com t: 213.576.1045

From: Stacie Henderson <stacie@ceqa-nepa.com>
Sent: Monday, November 9, 2020 8:28 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kathleen King <kathleen.king@lacity.org>; Chris Joseph <chris@ceqa-nepa.com>; Berlin, Greg <Greg.Berlin@alston.com>
Subject: Re: Barry Building IS

EXTERNAL SENDER – Proceed with caution

[Quoted text hidden]

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Bradley Furuya <bradley.furuya@lacity.org> Thu, Nov 12, 2020 at 9:52 AM
To: "Berlin, Greg" <Greg.Berlin@alston.com>
Cc: Stacie Henderson <stacie@ceqa-nepa.com>, Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>

Hi Greg,

We're looking at the 18th.



Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
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Los Angeles, CA 90012
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[Quoted text hidden]

Berlin, Greg <Greg.Berlin@alston.com> Thu, Nov 12, 2020 at 9:55 AM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Stacie Henderson <stacie@ceqa-nepa.com>, Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>

Hi Bradley – thanks for the update!

[Quoted text hidden]



Kathleen King <kathleen.king@lacity.org>

Barry Building IS

2 messages

Bradley Furuya <bradley.furuya@lacity.org>
 To: Kathleen King <kathleen.king@lacity.org>

Fri, Nov 6, 2020 at 7:32 PM

Hi Kathleen,

I still haven't received the IS in PDF and word and the appendices in PDF from Stacie. I'm signing off for the day, but she usually copies you when sending updated documents. That said if we still haven't received the documents when you are ready to begin your review, you can look at the combined proof copy saved here:

N:\Project Planning\MP_EIR\MajorProjects\PROJECTS\Barry Building\Initial Study\Proof

I completed my review and the only edit I have is on pg. 28. I added a comment there to remind us. If you don't have too many edits, you could do the same and I can make the changes in the word document once we receive it.



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 T: (213) 847-3642



Kathleen King <kathleen.king@lacity.org>
 To: Bradley Furuya <bradley.furuya@lacity.org>

Sun, Nov 8, 2020 at 11:28 AM

Thanks.

I've reviewed the IS (proof copy), NOP, and NOC. Please see my minor comments/revisions re the NOP and NOC. Please note the comments in the NOC are "post it notes."

I didn't have any additional comments on the IS, but let's make sure to get our questions answered by Luci (on Tuesday) before we agree to a publication date and that the one edit you had is addressed.

Also please take a look at the NOP checklist on Monday to make sure Stacie has everything she needs, including the return address label, making sure the libraries are still closed, affidavits, and that you have a key to submit the NOC. And if you haven't done so already, please remind Stacie about the updated labels still needed.

Thanks-

[Quoted text hidden]

--



T: (213) 847-3624



E-NEWS



Kathleen King <kathleen.king@lacity.org>

Barry Building

4 messages

Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org>
 To: Kathleen King <kathleen.king@lacity.org>, Bradley Furuya <bradley.furuya@lacity.org>

Fri, Dec 4, 2020 at 6:16 PM

Hi Kathleen and Bradley,

Hope you are doing well! I was wondering if we could check in on the Barry Building demolition request and where we are in the environmental review process.

Thanks,
 Shannon



Shannon Ryan
 Preferred Pronouns: She, Her, Hers
 Senior City Planner
Los Angeles City Planning
 221 N. Figueroa St., Suite 1350
 Los Angeles, CA 90012
Planning4LA.org
 T: (213) 847-3651



Kathleen King <kathleen.king@lacity.org>
 To: Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org>
 Cc: Bradley Furuya <bradley.furuya@lacity.org>

Sat, Dec 5, 2020 at 10:20 PM

Hi Shannon-

The Initial Study for the Barry Building (the 11973 San Vicente Project) was published on November 18th and the comment period closes on December 21st. The next steps will be preparation and publication of the Draft EIR, followed by the Final EIR.

Thanks- Kathleen
 [Quoted text hidden]



Kathleen King
 Preferred Pronouns: She/Hers/Her
 City Planner
Los Angeles City Planning
 221 N. Figueroa Street, Suite 1350
 Los Angeles, CA 90012
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 T: (213) 847-3624



Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org>

Sun, Dec 6, 2020 at 5:13 PM

To: Kathleen King <kathleen.king@lacity.org>

Cc: Bradley Furuya <bradley.furuya@lacity.org>

Thanks Kathleen! Could you send me the link to the initial study?

[Quoted text hidden]

--

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org>

Sun, Dec 6, 2020 at 7:08 PM

To: Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org>

Cc: Kathleen King <kathleen.king@lacity.org>

Hi Shannon,

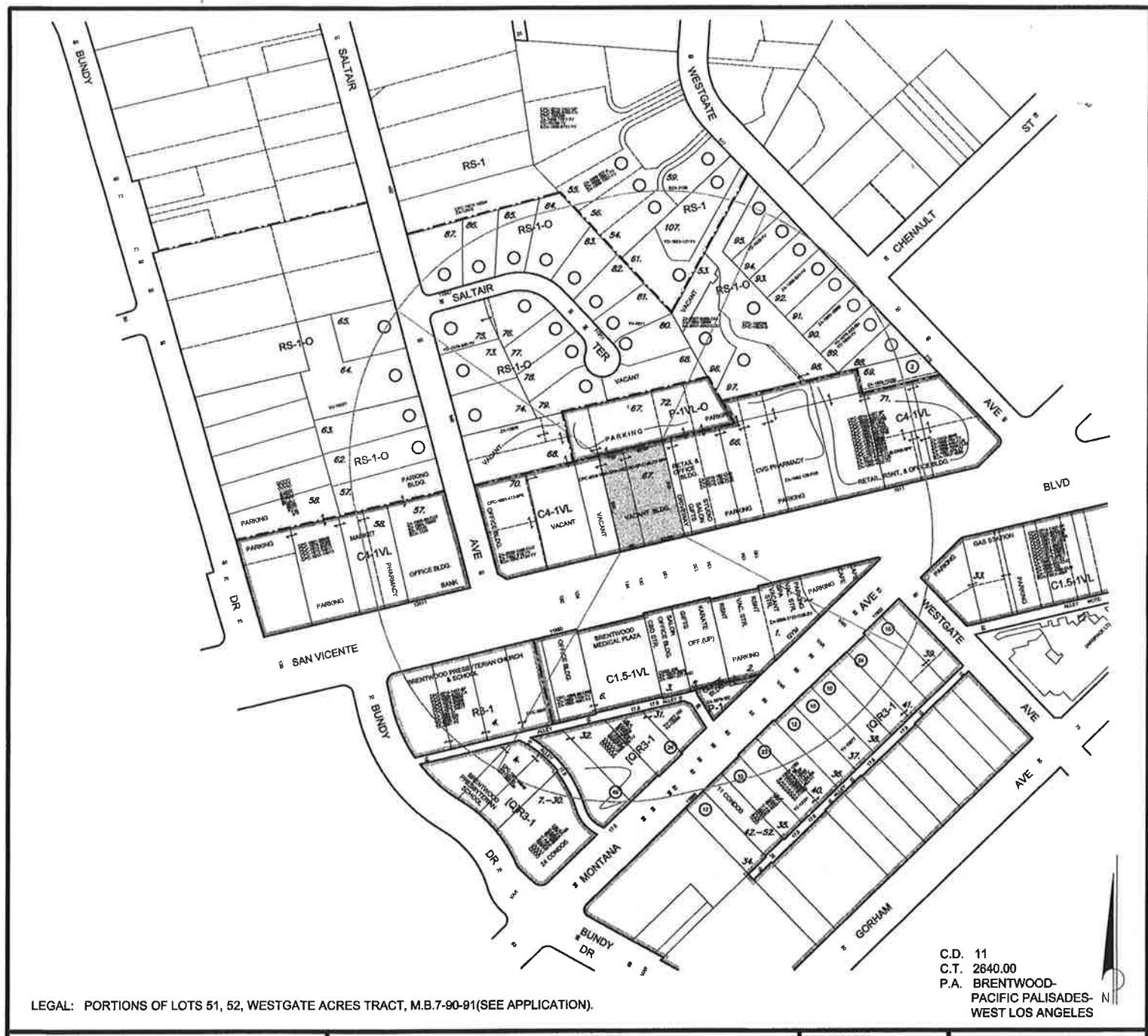
[Here's](#) a link to the NOP, Initial Study, and appendices. Let us know if you have any questions or want to chat about anything.



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GC MAPPING SERVICE, INC.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080 FAX (626) 441-8650
 GCMAPPING@RADIUSMAPS.COM

NOTICE OF PREPARATION FOR E.I.R.

SITE ADDRESS:
 11975 & 11975 SAN VICENTE BL

CASE NO.
 DATE: 10-30-2020
 SCALE: 1" = 100'
 USES FIELD
 D.M. 129 B 145
 T.B. PAGE: 631 GRID: G-4
 0.61 NET AC.



Kathleen King <kathleen.king@lacity.org>

Barry Building

10 messages

Berlin, Greg <Greg.Berlin@alston.com>

Thu, Oct 15, 2020 at 8:06 AM

To: Bradley Furuya <bradley.furuya@lacity.org>, Kathleen King <kathleen.king@lacity.org>

Cc: Stacie Henderson <stacie@ceqa-nepa.com>

Hi Bradley and Kathleen,

I hope all is well – I just wanted to quickly follow up for any updates on the City's review of the initial study and publication of the notice of preparation. Thanks so much!

Best,

Greg Berlin | Associate | ALSTON & BIRD

333 South Hope Street, 16th Floor | Los Angeles, CA 90071

Greg.Berlin@alston.com | t: 213.576.1045

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Kathleen King <kathleen.king@lacity.org>

Thu, Oct 15, 2020 at 8:56 AM

To: "Berlin, Greg" <Greg.Berlin@alston.com>

Cc: Bradley Furuya <bradley.furuya@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>

Hi Greg-

We are working towards wrapping up our review and hope to have it back to you this coming week. Thanks-Kathleen

[Quoted text hidden]



Kathleen King

Preferred Pronouns: She/Hers/Her

City Planner

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T: (213) 847-3624



E-NEWS

Berlin, Greg <Greg.Berlin@alston.com>
 To: Kathleen King <kathleen.king@lacity.org>
 Cc: Bradley Furuya <bradley.furuya@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>

Thu, Oct 15, 2020 at 11:29 AM

Great, thanks so much, I appreciate the update.

Greg Berlin | Associate | ALSTON & BIRD

333 South Hope Street, 16th Floor | Los Angeles, CA 90071

Greg.Berlin@alston.com | t: 213.576.1045

From: Kathleen King <kathleen.king@lacity.org>
Sent: Thursday, October 15, 2020 8:57 AM
To: Berlin, Greg <Greg.Berlin@alston.com>
Cc: Bradley Furuya <bradley.furuya@lacity.org>; Stacie Henderson <stacie@ceqa-nepa.com>
Subject: Re: Barry Building

EXTERNAL SENDER – Proceed with caution

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Bradley Furuya <bradley.furuya@lacity.org>
 To: "Berlin, Greg" <Greg.Berlin@alston.com>
 Cc: Kathleen King <kathleen.king@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>

Fri, Oct 23, 2020 at 2:28 PM

Hi Greg and Stacie,

We've finished our review and have uploaded the IS to [dropbox](#). As you'll see, we're still working out some things internally, but hope to have answers for you late next week. What do your schedules look like on thursday and friday for a call?



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Stacie Henderson <stacie@ceqa-nepa.com>
 To: Bradley Furuya <bradley.furuya@lacity.org>, "Berlin, Greg" <Greg.Berlin@alston.com>
 Cc: Kathleen King <kathleen.king@lacity.org>

Fri, Oct 23, 2020 at 2:30 PM

Thanks, Bradley. I could do a call anytime Thursday or Friday next week.

Stacie

--

Stacie Henderson
 Senior Project Manager
 CAJA Environmental Services, LLC
[15350 Sherman Way, Suite 315](#)
 Van Nuys, CA 91406
stacie@ceqa-nepa.com
 310-469-6703 (direct)

[Quoted text hidden]

Berlin, Greg <Greg.Berlin@alston.com>

Fri, Oct 23, 2020 at 2:48 PM

To: Stacie Henderson <stacie@ceqa-nepa.com>, Bradley Furuya <bradley.furuya@lacity.org>
 Cc: Kathleen King <kathleen.king@lacity.org>, "Casey, Ed" <Ed.Casey@alston.com>, "Ramos, Yolie" <Yolie.Ramos@alston.com>

Thanks, Bradley. I'm free next Thursday except between 2-3 and generally available on Friday.

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org>

Fri, Oct 23, 2020 at 4:01 PM

To: "Berlin, Greg" <Greg.Berlin@alston.com>
 Cc: Stacie Henderson <stacie@ceqa-nepa.com>, Kathleen King <kathleen.king@lacity.org>, "Casey, Ed" <Ed.Casey@alston.com>, "Ramos, Yolie" <Yolie.Ramos@alston.com>

Okay, great. I'll check with Kathleen on Monday as to what works for her schedule.



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Bradley Furuya <bradley.furuya@lacity.org>

Mon, Oct 26, 2020 at 2:27 PM

To: "Berlin, Greg" <Greg.Berlin@alston.com>
 Cc: Stacie Henderson <stacie@ceqa-nepa.com>, Kathleen King <kathleen.king@lacity.org>, "Casey, Ed" <Ed.Casey@alston.com>, "Ramos, Yolie" <Yolie.Ramos@alston.com>

Let's do Thursday at 10 am.

Greg, can you send us a call-in number?



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Stacie Henderson <stacie@ceqa-nepa.com>
To: Bradley Furuya <bradley.furuya@lacity.org>, Kathleen King <kathleen.king@lacity.org>
Cc: Chris Joseph <chris@ceqa-nepa.com>, "Berlin, Greg" <Greg.Berlin@alston.com>

Mon, Nov 2, 2020 at 2:56 PM

Bradley and Kathleen,

Here is a link to download the IS, which has been revised based on your comments and our call last week:
<https://www.dropbox.com/sh/to5y6q99mpeonky/AACX2eLpPYWYjGMfl4SJbkRva?dl=0>

And here is a link to download the current version of the IS appendices: <https://www.dropbox.com/sh/fah171d6sohkw7r/AADQh9jgzCIBjRkhkyl9-LPka?dl=0>

If you have any questions, or if there is anything else you need, please don't hesitate to let us know.

Thank you,

Stacie

--

Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
[15350 Sherman Way, Suite 315](https://www.caaja.com)
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>
Date: Friday, October 23, 2020 at 2:29 PM

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Bradley Furuya <bradley.furuya@lacity.org>

Mon, Nov 2, 2020 at 3:22 PM

To: Stacie Henderson <stacie@ceqa-nepa.com>

Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Berlin, Greg"

<Greg.Berlin@alston.com>

Great, thank you, Stacie.



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Kathleen King <kathleen.king@lacity.org>

Barry Building

25 messages

Bradley Furuya <bradley.furuya@lacity.org>

Thu, May 7, 2020 at 4:36 PM

To: Stacie Henderson <stacie@ceqa-nepa.com>, Chris Joseph <chris@ceqa-nepa.com>

Cc: "Warren, Andrea" <andrea.warren@alston.com>, Kathleen King <kathleen.king@lacity.org>

Hi Stacie, and Chris,

Thank you for your patience as we reviewed the Initial Study. The first Screen Check has been uploaded to [dropbox](#). Please let me know if you have any trouble accessing or downloading the file. Of course, once you have a chance to read through it, we're happy to schedule a call to discuss in more detail.

Be safe,



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Chris Joseph <chris@ceqa-nepa.com>

Thu, May 7, 2020 at 4:39 PM

To: Bradley Furuya <bradley.furuya@lacity.org>

Cc: Stacie Henderson <stacie@ceqa-nepa.com>, Andrea Warren <andrea.warren@alston.com>, Kathleen King

<kathleen.king@lacity.org>

Received, thank you!

Chris Joseph

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CEQA and NEPA Experts

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chris@ceqa-nepa.com

www.ceqa-nepa.com

Ask me about my book "Life is a Ride" to be released (hopefully) by the end of 2020.

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15350 Sherman Way, Suite 315

Van Nuys, CA 91406

Santa Monica Office

New Address

2453 Hill Street

Santa Monica, CA 90405

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Stacie Henderson <stacie@ceqa-nepa.com>

Thu, May 7, 2020 at 5:03 PM

To: Bradley Furuya <bradley.furuya@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>

Cc: "Warren, Andrea" <andrea.warren@alston.com>, Kathleen King <kathleen.king@lacity.org>

Thank you, Bradley. I was able to download the version with City staff comments and we will keep you posted if there are items to be discussed once we have had a chance to review the comments.

Thanks again,

Stacie

--

Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
[15350 Sherman Way, Suite 315](#)
[Van Nuys, CA 91406](#)
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>

Sent: Thursday, May 7, 2020 4:36 PM

To: Stacie Henderson <stacie@ceqa-nepa.com>; Chris Joseph <chris@ceqa-nepa.com>

Cc: Warren, Andrea <andrea.warren@alston.com>; Kathleen King <kathleen.king@lacity.org>

Subject: Barry Building

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Stacie Henderson <stacie@ceqa-nepa.com>

Wed, Jun 24, 2020 at 9:21 PM

To: Bradley Furuya <bradley.furuya@lacity.org>

Cc: "Warren, Andrea" <andrea.warren@alston.com>, Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Hill, Kathleen" <Kathleen.Hill@alston.com>, "Berlin, Greg" <Greg.Berlin@alston.com>

Hi Bradley,

I hope this email finds you doing well. We have revised the Initial Study based on the City's comments and have also prepared a draft NOP. The links provided below will allow to download the files:

Revised IS and draft NOP: <https://www.dropbox.com/sh/40guoi2t4k4sl98/AADAUyNCTZrORgZ2ZppU5ZZ9a?dl=0>

IS Appendices: <https://www.dropbox.com/sh/fah171d6sohkw7r/AADQh9jgzCIBjRkhk9y9-LPka?dl=0>

IS Figures: <https://www.dropbox.com/sh/qwtrt7ni5ppvexp/AABNxSQhRhzAE42jf6Vzdx7La?dl=0>

If you have any trouble downloading the files, or if there's anything else you need, please don't hesitate to let me know.

Thank you,

Stacie

--
Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Thursday, May 7, 2020 4:36 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>; Chris Joseph <chris@ceqa-nepa.com>
Cc: Warren, Andrea <andrea.warren@alston.com>; Kathleen King <kathleen.king@lacity.org>
Subject: Barry Building

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Warren, Andrea <Andrea.Warren@alston.com> Thu, Jun 25, 2020 at 2:32 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Hill, Kathleen" <Kathleen.Hill@alston.com>, "Berlin, Greg" <Greg.Berlin@alston.com>

Hi Bradley,

I just wanted to follow-up on Stacie's email below. I'm actually about to start a maternity leave and will be out of the office for several months. My colleagues Greg Berlin and Kathleen Hill (copied here) will be working on this project in my absence. I've provided their contact info below. Stacie Henderson will still be carrying forward with finalizing the Initial Study and the future work on the Draft EIR. But I just wanted to introduce Greg and Kathleen, as they'll also likely be following up in the future.

Thanks again for all of your review and help with this project. We look forward to the next steps moving the process forward.

Take care,

Andrea

CONTACT INFO

-
Greg Berlin

Alston & Bird, Planning Director

333 S. Hope Street, 16th Floor

Los Angeles, CA 90071

Direct: (213) 576-1045

Email: Greg.Berlin@alston.com

Kathleen Hill

Alston & Bird, Planning Director

333 S. Hope Street, 16th Floor

Los Angeles, CA 90071

Direct: (213) 576-1056

Email: Kathleen.Hill@alston.com

Andrea Warren |213.576.2518

From: Stacie Henderson <stacie@ceqa-nepa.com>

Sent: Wednesday, June 24, 2020 9:22 PM

To: Bradley Furuya <bradley.furuya@lacity.org>

Cc: Warren, Andrea <Andrea.Warren@alston.com>; Kathleen King <kathleen.king@lacity.org>; Chris Joseph <chris@ceqa-nepa.com>; Hill, Kathleen <Kathleen.Hill@alston.com>; Berlin, Greg <Greg.Berlin@alston.com>

Subject: Re: Barry Building

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Chris Joseph <chris@ceqa-nepa.com>

Thu, Jun 25, 2020 at 2:43 PM

To: Andrea Warren <Andrea.Warren@alston.com>

Cc: Bradley Furuya <bradley.furuya@lacity.org>, Kathleen King <kathleen.king@lacity.org>, Kathleen Hill <Kathleen.Hill@alston.com>, "Berlin, Greg" <Greg.Berlin@alston.com>

Best to you, Andrea!

Chris

Chris Joseph

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CEQA and NEPA Experts

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O (310) 469-6701
chris@ceqa-nepa.com
www.ceqa-nepa.com

Ask me about my book "Life is a Ride" to be released (hopefully) by the end of 2020.

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Santa Monica Office
New Address
2453 Hill Street
Santa Monica, CA 90405

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[<image001.jpg>](#)

[Bradley Furuya, AICP](#)

[City Planning Associate](#)

[Los Angeles City Planning](#)

[221 N. Figueroa St., Suite 1350](#)

[Los Angeles, CA 90012](#)

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[<image002.png>](#) [<image003.png>](#) [<image004.png>](#) [<image005.png>](#) [<image006.png>](#) [<image007.png>](#)

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Bradley Furuya <bradley.furuya@lacity.org>

To: Chris Joseph <chris@ceqa-nepa.com>

Cc: Andrea Warren <Andrea.Warren@alston.com>, Kathleen King <kathleen.king@lacity.org>, Kathleen Hill <Kathleen.Hill@alston.com>, "Berlin, Greg" <Greg.Berlin@alston.com>

Thu, Jun 25, 2020 at 3:52 PM

Thank you, Stacie. We are able to access and download the files. Kathleen and I will review them and get back to you with any questions.

Andrea,

It's been a pleasure to work with you. Enjoy your time off!

Greg and Kathleen,

Nice to meet the both of you.

-Bradley



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Berlin, Greg <Greg.Berlin@alston.com>

Mon, Jul 13, 2020 at 9:44 AM

To: Bradley Furuya <bradley.furuya@lacity.org>

Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Hill, Kathleen"

<Kathleen.Hill@alston.com>, Stacie Henderson <stacie@ceqa-nepa.com>

Hi Bradley,

I hope you had a great weekend. I'm writing to follow-up on the City's review of the IS/NOP. Please let me know if you have had a chance to review the documents and if you have any questions or comments. Thanks very much.

Best,

Greg Berlin | Associate | ALSTON & BIRD

333 South Hope Street, 16th Floor | Los Angeles, CA 90071

Greg.Berlin@alston.com | t: 213.576.1045

From: Stacie Henderson <stacie@ceqa-nepa.com>

Sent: Wednesday, June 24, 2020 9:22 PM

To: Bradley Furuya <bradley.furuya@lacity.org>

Cc: Warren, Andrea <Andrea.Warren@alston.com>; Kathleen King <kathleen.king@lacity.org>; Chris Joseph <chris@ceqa-nepa.com>; Hill, Kathleen <Kathleen.Hill@alston.com>; Berlin, Greg <Greg.Berlin@alston.com>

Subject: Re: Barry Building

EXTERNAL SENDER – Proceed with caution

Hi Bradley,

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[Quoted text hidden]

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org>

Mon, Jul 13, 2020 at 5:32 PM

To: "Berlin, Greg" <Greg.Berlin@alston.com>

Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Hill, Kathleen"

<Kathleen.Hill@alston.com>, Stacie Henderson <stacie@ceqa-nepa.com>

Hi Greg,

Thanks for checking in. Kathleen and I are in the process of reviewing the IS. I don't believe that we have any questions at this time, but we will be sure to reach out if we do.

Take care,
Bradley



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Planning4LA.org
T: (213) 847-3642



[Quoted text hidden]

Berlin, Greg <Greg.Berlin@alston.com>

Mon, Jul 13, 2020 at 5:34 PM

To: Bradley Furuya <bradley.furuya@lacity.org>

Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Hill, Kathleen"

<Kathleen.Hill@alston.com>, Stacie Henderson <stacie@ceqa-nepa.com>

Great. Thanks very much for the update.

[Quoted text hidden]

Chris Joseph <chris@ceqa-nepa.com>

Mon, Jul 13, 2020 at 5:45 PM

To: Bradley Furuya <bradley.furuya@lacity.org>

Cc: "Berlin, Greg" <Greg.Berlin@alston.com>, Kathleen King <kathleen.king@lacity.org>, "Hill, Kathleen"

<Kathleen.Hill@alston.com>, Stacie Henderson <stacie@ceqa-nepa.com>

Bradley, thank you.

Chris Joseph

CAJA Environmental Services, LLC

CEQA and NEPA Experts

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 chris@ceqa-nepa.com
 www.ceqa-nepa.com

Ask me about my book "Life is a Ride" to be released (hopefully) by the end of 2020.

Los Angeles Office
 15350 Sherman Way, Suite 315
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Santa Monica Office
 New Address
 2453 Hill Street
 Santa Monica, CA 90405

On Jul 13, 2020, at 5:32 PM, Bradley Furuya <bradley.furuya@lacity.org> wrote:

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Bradley Furuya <bradley.furuya@lacity.org>

Thu, Jul 23, 2020 at 3:48 PM

To: Chris Joseph <chris@ceqa-nepa.com>

Cc: "Berlin, Greg" <Greg.Berlin@alston.com>, Kathleen King <kathleen.king@lacity.org>, "Hill, Kathleen" <Kathleen.Hill@alston.com>, Stacie Henderson <stacie@ceqa-nepa.com>

Hi Chris and Stacie,

The second screen check of the IS has been uploaded to [dropbox](#). I've also included CalEEMod comments in a word doc. Please let me know if you have any trouble accessing or downloading the files. Of course, once you have a chance to read through them, we're happy to schedule a call to discuss in more detail.

Thanks,
 Bradley



Bradley Furuya, AICP
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 T: (213) 847-3642



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Chris Joseph <chris@ceqa-nepa.com>

Thu, Jul 23, 2020 at 3:51 PM

To: Bradley Furuya <bradley.furuya@lacity.org>

Cc: "Berlin, Greg" <Greg.Berlin@alston.com>, Kathleen King <kathleen.king@lacity.org>, "Hill, Kathleen" <Kathleen.Hill@alston.com>, Stacie Henderson <stacie@ceqa-nepa.com>

Received. Thank you.

Chris Joseph

CAJA Environmental Services, LLC
CEQA and NEPA Experts

C (310) 709-7263
O (310) 469-6701
chris@ceqa-nepa.com
www.ceqa-nepa.com

Los Angeles Office
15350 Sherman Way, Suite 315
Van Nuys, CA 91406

Santa Monica Office
1305 Ozone Avenue
Santa Monica, CA 90405

On Jul 23, 2020, at 3:49 PM, Bradley Furuya <bradley.furuya@lacity.org> wrote:

[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com>

Fri, Aug 28, 2020 at 4:57 PM

To: Bradley Furuya <bradley.furuya@lacity.org>

Cc: "Berlin, Greg" <Greg.Berlin@alston.com>, Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>

Hi Bradley and Kathleen,

The following Dropbox link will allow you to download and review the revised Inial Study , NOP, and responses to your CalEEMod quesons: https://www.dropbox.com/sh/fg2oi9zuyawilu/AACmF7UK1tMTmD_WApr4QReZa?dl=0

And here is a link to the current version of the appendices: <https://www.dropbox.com/sh/fah171d6sohkw7r/AADQh9jgzCIBjRkhkylg9-LPka?dl=0>

If you have any trouble downloading the files, or if there is anything else you need or would like to discuss, please don't hesitate to let me know.

Hope you both have a nice weekend!

Stacie

--
Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
[15350 Sherman Way, Suite 315](https://www.dropbox.com/sh/fg2oi9zuyawilu/AACmF7UK1tMTmD_WApr4QReZa?dl=0)
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>

Sent: Thursday, July 23, 2020 3:48 PM

To: Chris Joseph <chris@ceqa-nepa.com>

Cc: Berlin, Greg <Greg.Berlin@alston.com>; Kathleen King <kathleen.king@lacity.org>; Hill, Kathleen

<Kathleen.Hill@alston.com>; Stacie Henderson <stacie@ceqa-nepa.com>

Subject: Re: Barry Building

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org>

Mon, Aug 31, 2020 at 9:16 AM

To: Stacie Henderson <stacie@ceqa-nepa.com>

Cc: "Berlin, Greg" <Greg.Berlin@alston.com>, Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>

Hi Stacie,

We were able to download the files from dropbox. We'll review them and get back to you with any questions or comments.

Thank you,



Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
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[Quoted text hidden]

Chris Joseph <chris@ceqa-nepa.com>

Mon, Aug 31, 2020 at 9:18 AM

To: Bradley Furuya <bradley.furuya@lacity.org>

Cc: Stacie Henderson <stacie@ceqa-nepa.com>, Greg Berlin <Greg.Berlin@alston.com>, Kathleen King <kathleen.king@lacity.org>

Received, thank you.

Chris Joseph

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Ask me about my book "Life is a Ride" to be released September 15, 2020

Los Angeles Office

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Santa Monica Office

New Address
2453 Hill Street
Santa Monica, CA 90405
 [Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com>

Mon, Aug 31, 2020 at 10:15 AM

To: Bradley Furuya <bradley.furuya@lacity.org>

Cc: "Berlin, Greg" <Greg.Berlin@alston.com>, Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>

Sounds good. Thank you, Bradley.

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<https://www.dropbox.com/sh/o6mdvvpd38954i2/AAAuHtFnngrsyJsbJh4osmW9a?dl=0>

Thanks again,

Stacie

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From: Bradley Furuya <bradley.furuya@lacity.org>

Sent: Monday, August 31, 2020 9:16 AM

To: Stacie Henderson <stacie@ceqa-nepa.com>

Cc: Berlin, Greg <Greg.Berlin@alston.com>; Kathleen King <kathleen.king@lacity.org>; Chris Joseph <chris@ceqa-nepa.com>

Subject: Re: Barry Building

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org>

Mon, Aug 31, 2020 at 1:48 PM

To: Stacie Henderson <stacie@ceqa-nepa.com>

Cc: "Berlin, Greg" <Greg.Berlin@alston.com>, Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>

Received. Thank you, Stacie.



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[Quoted text hidden]

Berlin, Greg <Greg.Berlin@alston.com>

Wed, Sep 16, 2020 at 11:39 AM

To: Bradley Furuya <bradley.furuya@lacity.org>

Cc: Chris Joseph <chris@ceqa-nepa.com>, Stacie Henderson <stacie@ceqa-nepa.com>, "Casey, Ed"

<Ed.Casey@alston.com>, Kathleen King <kathleen.king@lacity.org>

Hi Bradley,

I just wanted to quickly follow-up on the status of the City's review of the initial study. Please let us know if you need any further information. Thanks very much.

Best,

Greg Berlin | Associate | ALSTON & BIRD

333 South Hope Street, 16th Floor | Los Angeles, CA 90071

Greg.Berlin@alston.com | t: 213.576.1045

From: Stacie Henderson <stacie@ceqa-nepa.com>

Sent: Monday, August 31, 2020 10:15 AM

To: Bradley Furuya <bradley.furuya@lacity.org>

Cc: Berlin, Greg <Greg.Berlin@alston.com>; Kathleen King <kathleen.king@lacity.org>; Chris Joseph <chris@ceqa-nepa.com>

Subject: Re: Barry Building

EXTERNAL SENDER – Proceed with caution

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org>

Wed, Sep 16, 2020 at 3:43 PM

To: "Berlin, Greg" <Greg.Berlin@alston.com>

Cc: Chris Joseph <chris@ceqa-nepa.com>, Stacie Henderson <stacie@ceqa-nepa.com>, "Casey, Ed"

<Ed.Casey@alston.com>, Kathleen King <kathleen.king@lacity.org>

Hi Greg,

Kathleen and I are making good progress. We should be able to return it by the end of the week.



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[Quoted text hidden]

Berlin, Greg <Greg.Berlin@alston.com>

Wed, Sep 16, 2020 at 5:04 PM

To: Bradley Furuya <bradley.furuya@lacity.org>

Cc: Chris Joseph <chris@ceqa-nepa.com>, Stacie Henderson <stacie@ceqa-nepa.com>, "Casey, Ed" <Ed.Casey@alston.com>, Kathleen King <kathleen.king@lacity.org>

Hi Bradley,

Thanks very much for the update, we appreciate it.

Greg Berlin
Associate
ALSTON & BIRD
333 South Hope Street
Los Angeles, CA 90071
213-576-1045 (O)
Greg.Berlin@alston.com<mailto:Greg.Berlin@alston.com>

On Sep 16, 2020, at 6:44 PM, Bradley Furuya <bradley.furuya@lacity.org> wrote:

EXTERNAL SENDER – Proceed with caution

Hi Greg,

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[<https://docs.google.com/uc?export=download&id=14AShCgoc5nj4IRUFITyid6ylqqrW1rOW&revid=0B-Xap9inOVJSOGI6NDhDV09jUzhSbUlxF3VpaHprN3RSYWhrPQ>]
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Sent: Monday, August 31, 2020 10:15 AM
To: Bradley Furuya <bradley.furuya@lacity.org<<mailto:bradley.furuya@lacity.org>>>
Cc: Berlin, Greg <Greg.Berlin@alston.com<<mailto:Greg.Berlin@alston.com>>>; Kathleen King <kathleen.king@lacity.org<<mailto:kathleen.king@lacity.org>>>; Chris Joseph <chris@ceqa-nepa.com<<mailto:chris@ceqa-nepa.com>>>
Subject: Re: Barry Building

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Thanks again,

Stacie

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Sent: Monday, August 31, 2020 9:16 AM
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Cc: Berlin, Greg <Greg.Berlin@alston.com<mailto:Greg.Berlin@alston.com>>; Kathleen King <kathleen.king@lacity.org<mailto:kathleen.king@lacity.org>>; Chris Joseph <chris@ceqa-nepa.com<mailto:chris@ceqa-nepa.com>>
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<<https://www.facebook.com/Planning4LA>> [https://lh3.googleusercontent.com/9fc3OoWjUq98kallarwFKKwAjyB-b9SGbPb5cVDPVEysyia6s2tVeeqjSRa3jC3N1vhgbsbw51gNLegVRflnr2hCIAh4IXU38XW_QOtNF4SNtBphlwBUUNMcjaCvxJC99RNRMg] <<https://www.instagram.com/planning4la>> [https://lh4.googleusercontent.com/695Hsp0xU2BIQKz6165OeApM3K5ZRdj92UIsBfDjHk8-d2dNQwve1Mvcpc_o-LsPSdFF4JbhGb64es8K39Z7BStQ6BfIUMzQFlqowaxv0K3ZQA4P7nGza3k_a4sfOERETNLyLf5] <<https://twitter.com/Planning4LA>> [https://lh6.googleusercontent.com/3Rk4CqQWe25eL-q08CA_eJcXvVNUYIKzT1L0p19NihmHIZKDyL]
NDDsKN38j3QxHREgqt4zDLnlmXIVncf5xXat68i0P5y1Cl54yn3G58cprDzNjz_LMoVRF45C9ETcbkDI86UJTV]
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And here is a link to the current version of the appendices: <https://www.dropbox.com/sh/fah171d6sohkw7r/>

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Subject: Re: Barry Building

Hi Chris and Stacie,

The second screen check of the IS has been uploaded to dropbox<<https://www.dropbox.com/sh/xy1ycqttt8uskp2/AACJ8e5iqTNgv3wvaw4HhoPa?dl=0>>. I've also included CalEEMod comments in a word doc. Please let me know if you have any trouble accessing or downloading the files. Of course, once you have a chance to read through them, we're happy to schedule a call to discuss in more detail.

Thanks,
Bradley

[<https://docs.google.com/uc?export=download&id=14AShCgoc5nj4lRUFIYid6ylqqrW1rOW&revid=0B-Xap9inOVJSOGl6NDhDV09jUzhSbUlxF3VpaHprN3RSYWhrPQ>]
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Bradley Furuya, AICP

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On Mon, Jul 13, 2020 at 5:45 PM Chris Joseph <chris@ceqa-nepa.com<mailto:chris@ceqa-nepa.com>> wrote:
Bradley, thank you.
Chris Joseph

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Ask me about my book "Life is a Ride" to be released (hopefully) by the end of 2020.

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On Jul 13, 2020, at 5:32 PM, Bradley Furuya <bradley.furuya@lacity.org<mailto:bradley.furuya@lacity.org>> wrote:

Hi Greg,

Thanks for checking in. Kathleen and I are in the process of reviewing the IS. I don't believe that we have any questions at this time, but we will be sure to reach out if we do.

Take care,
Bradley

[<https://docs.google.com/uc?export=download&id=14AShCgoc5nj4lRUFlTyid6ylqqrW1rOW&revid=0BXap9inOVJSOGI6NDhDV09jUzhSbUlxEV3VpaHprN3RSYWhrPQ>]
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[https://lh3.googleusercontent.com/PWV9qu-r4dpQ7jhLr_Cmf0RzoqnSGRD_id2CWFxuOH_-LGqSMFuK7sDHWMyIt4EkUOxb-nxdgZYltAUGy_D5do6pmrJ3iSgkEWxaCE9gH7GNHFbm-CkdhBK4Laspx8gnPs4JO]
<<https://www.facebook.com/Planning4LA/>> [https://lh3.googleusercontent.com/9fc3OoWjUq98kallarwFKKwAJyB-b9SGbPb5cVDPVEysyia6s2tVeeqjSRa3jC3N1vhgbsbw51gNLegVRflnr2hCIAh4IXU38XW_QOtN_F4SNtBphlwBUUNMcjaCvxJC99RNRMg] <<https://www.instagram.com/planning4la/>> [https://lh4.googleusercontent.com/695Hsp0xU2BIQKz61650eApM3K5ZRdj92UlsBfDjHk8-d2dNQwve1Mvcpco_o-LsPSdIff4JbhGb64es8K39Z7BStQ6BflUMzQFlqowaxv0K3ZQA4P7nGza3k_a4sfOERETNLyLf5] <<https://twitter.com/Planning4LA>> [https://lh6.googleusercontent.com/3Rk4CqQWe25eL-q08CA_eJcXvVNUYIKzT1L0p19NihmHIZKDyLNDdskN38j3QxHREgqt4zDLnlmXiVncf5xXat68i0P5y1Cl54yn3G58cprDzNjz_LMoVRF45C9ETcbkDI86UJTV]
<<https://www.youtube.com/channel/UChl2PmRhAzUf158o0vZjnHw/videos>> [https://lh6.googleusercontent.com/5XNDrx0e4j7qN5nEbxaAaK14XKrrKXKdBqVYZLSU-LT9IKYDp4of1WC1IVMg8bze8INja17e_9Spdk9YsMXs3Uzm_DfchL9ZnNvqNv7pV1oSP7mAYoyGCijorz1FfJ25Yxv-36r] <<https://www.linkedin.com/company/los-angeles-department-of-city-planning>> [https://lh6.googleusercontent.com/zLBPCZGESI8_F0Nj5VWrBhMYMXYInJSS3vgY32k9K5eEuNthbIUb4etZj6edV3yMLX7iwE55J4EtOP03tPysU133QwZ7P0CAxZIHZLscL-Vo0HRe5jAdtRiMXLr0BQI1CqM8FNj]
<<http://bit.ly/DCPEmail>>

On Mon, Jul 13, 2020 at 9:44 AM Berlin, Greg <Greg.Berlin@alston.com<mailto:Greg.Berlin@alston.com>>> wrote:

Hi Bradley,

I hope you had a great weekend. I'm writing to follow-up on the City's review of the IS/NOP. Please let me know if you have had a chance to review the documents and if you have any questions or comments. Thanks very much.

Best,

Greg Berlin | Associate | ALSTON & BIRD

333 South Hope Street, 16th Floor | Los Angeles, CA 90071

[<mailto:Greg.Berlin@alston.com>](mailto:Greg.Berlin@alston.com) | t: 213.576.1045

From: Stacie Henderson <stacie@ceqa-nepa.com<mailto:stacie@ceqa-nepa.com>>>
Sent: Wednesday, June 24, 2020 9:22 PM
To: Bradley Furuya <bradley.furuya@lacity.org<mailto:bradley.furuya@lacity.org>>>
Cc: Warren, Andrea <Andrea.Warren@alston.com<mailto:Andrea.Warren@alston.com>>>; Kathleen King <kathleen.king@lacity.org<mailto:kathleen.king@lacity.org>>>; Chris Joseph <chris@ceqa-nepa.com<mailto:chris@ceqa-nepa.com>>>; Hill, Kathleen <Kathleen.Hill@alston.com<mailto:Kathleen.Hill@alston.com>>>; Berlin, Greg <Greg.Berlin@alston.com<mailto:Greg.Berlin@alston.com>>>
Subject: Re: Barry Building

EXTERNAL SENDER – Proceed with caution

Hi Bradley,

I hope this email finds you doing well. We have revised the Initial Study based on the City's comments and have also prepared a draft NOP. The links provided below will allow to download the files:

Revised IS and draft NOP: [<https://www.dropbox.com/sh/40guoi2t4k4sl98/AADAUyNCTZrORgZ2ZppU5ZZ9a?dl=0>](https://www.dropbox.com/sh/40guoi2t4k4sl98/AADAUyNCTZrORgZ2ZppU5ZZ9a?dl=0)

IS Appendices: [<https://www.dropbox.com/sh/fah171d6sohkw7r/AADQh9jgzCIBjRkhk9g-LPka?dl=0>](https://www.dropbox.com/sh/fah171d6sohkw7r/AADQh9jgzCIBjRkhk9g-LPka?dl=0)

IS Figures: [<https://www.dropbox.com/sh/qwtrt7ni5ppvexp/AABNxSQhRhzAE42jf6Vzdx7La?dl=0>](https://www.dropbox.com/sh/qwtrt7ni5ppvexp/AABNxSQhRhzAE42jf6Vzdx7La?dl=0)

If you have any trouble downloading the files, or if there's anything else you need, please don't hesitate to let me know.

Thank you,

Stacie

--
Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com<mailto:stacie@ceqa-nepa.com>
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org<mailto:bradley.furuya@lacity.org>>
Sent: Thursday, May 7, 2020 4:36 PM
To: Stacie Henderson <stacie@ceqa-nepa.com<mailto:stacie@ceqa-nepa.com>>; Chris Joseph <chris@ceqa-nepa.com<mailto:chris@ceqa-nepa.com>>
Cc: Warren, Andrea <andrea.warren@alston.com<mailto:andrea.warren@alston.com>>; Kathleen King <kathleen.king@lacity.org<mailto:kathleen.king@lacity.org>>
Subject: Barry Building

Hi Stacie, and Chris,

Thank you for your patience as we reviewed the Initial Study. The first Screen Check has been uploaded to dropbox<https://www.dropbox.com/scl/fi/wdgjq7z5u2hjnxijgwm44/11973-San-Vicente-Blvd-IS-5_7_20-BF-AC-KB.docx?dl=0&rlkey=qugfmornaw78ib9e73knauyzk>. Please let me know if you have any trouble accessing or downloading the file. Of course, once you have a chance to read through it, we're happy to schedule a call to discuss in more detail.

Be safe,

[<https://docs.google.com/uc?export=download&id=14AShCgoc5nj4IRUFITyid6ylqqrW1rOW&revid=0BXap9inOVJSOGI6NDhDV09jUzhSbUIxV3VpaHprN3RSYWhrPQ>]
<<https://planning.lacity.org>>

<<https://planning.lacity.org>>

Bradley Furuya, AICP

City Planning Associate

Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org<<http://planning4la.org>>

T: (213) 847-3642

[https://lh3.googleusercontent.com/PWV9qu-r4dpQ7jhLr_Cmf0RzoqnSGRD_id2CWFxuOH_-LGqSMFuK7sDHWMbyIt4EkUOxb-nxdgZYItAUgy_D5do6pmrJ3iSgkEWxaCE9gH7GNHFbm-CkdhBK4Lasphx8gnPs4JO]
<<https://www.facebook.com/Planning4LA>> [https://lh3.googleusercontent.com/9fc3OoWjUq98kallarwFKKwAJyB-b9SGbPb5cVDPVEysyia6s2tVeeqjSRa3jC3N1vhgbsbw51gNLegVRflnr2hCIAh4IXU38XW_QOtN_F4SNtBphlwBUUNMcjaCvxJC99RNRMg] <<https://www.instagram.com/planning4la>> [https://lh4.googleusercontent.com/695Hsp0xU2BIQKz6165OeApM3K5ZRdj92UIsBfDjHk8-d2dNQwve1Mvcpc_o-LsPSdIff4JbhGb64es8K39Z7BStQ6BfIUMzQFlqowaxv0K3ZQA4P7nGza3k_a4sfOERETNLyLf5] <<https://twitter.com/Planning4LA>> [https://lh6.googleusercontent.com/NDsKn38j3QxHREgqt4zDLnlmXiVncf5xXat68i0P5y1Cl54yn3G58cprDzNJz_LMoVRF45C9ETcbkDI86UJTV]
<<https://www.youtube.com/channel/UChI2PmRhAzUf158o0vZjnHw/videos>> [https://lh6.googleusercontent.com/5XNDrx0e4j7qN5nEbxaAaK14XKrrKXKdBqVYZLSU-LT9IKYDp4of1WC1VMg8bze8INja17e_9Spdk9YsMXs3Uzm_DfchL9ZnNvqNv7pV1oSP7mAYoyGCijorz1FfJ25Yxv-36r] <<https://www.linkedin.com/company/los-angeles-department-of-city-planning>> [https://lh6.googleusercontent.com/zLBPCZGESI8_F0Nj5VWrBhMYMXYInJSS3vgY32k9K5eEuNthbIUb4etZj6edV3yMLX7iwE55J4EtOP03tPysU133QwZ7P0CAxZIHZLscL-Vo0HRe5jADtRiMXLr0BQI1CqM8FNj]
<<http://bit.ly/DCPEmail>>

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Bradley Furuya <bradley.furuya@lacity.org>

Fri, Sep 18, 2020 at 10:41 AM

To: "Berlin, Greg" <Greg.Berlin@alston.com>

Cc: Chris Joseph <chris@ceqa-nepa.com>, Stacie Henderson <stacie@ceqa-nepa.com>, "Casey, Ed" <Ed.Casey@alston.com>, Kathleen King <kathleen.king@lacity.org>

Hi Stacie,

I'm returning the IS, CaleeMod comments, and AQ regulatory setting via [dropbox](#). Once you've had a chance to review, let me know if you'd like to have a call to discuss.

-Bradley



Bradley Furuya, AICP
 City Planning Associate
Los Angeles City Planning
 221 N. Figueroa St., Suite 1350
 Los Angeles, CA 90012
Planning4LA.org
 T: (213) 847-3642



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Stacie Henderson <stacie@ceqa-nepa.com>

Fri, Sep 18, 2020 at 10:46 AM

To: Bradley Furuya <bradley.furuya@lacity.org>, "Berlin, Greg" <Greg.Berlin@alston.com>

Cc: Chris Joseph <chris@ceqa-nepa.com>, "Casey, Ed" <Ed.Casey@alston.com>, Kathleen King <kathleen.king@lacity.org>

Thank you, Bradley. I have downloaded the files and we'll keep you posted if we'd like to set up a call to discuss.

Stacie

--

Stacie Henderson
 Senior Project Manager
 CAJA Environmental Services, LLC
[15350 Sherman Way, Suite 315](http://15350ShermanWay.com)
 Van Nuys, CA 91406
stacie@ceqa-nepa.com
 310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>

Sent: Friday, September 18, 2020 10:41 AM

To: Berlin, Greg <Greg.Berlin@alston.com>

Cc: Chris Joseph <chris@ceqa-nepa.com>; Stacie Henderson <stacie@ceqa-nepa.com>; Casey, Ed <Ed.Casey@alston.com>; Kathleen King <kathleen.king@lacity.org>

Subject: Re: Barry Building

[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com>

Fri, Sep 25, 2020 at 10:14 AM

To: Bradley Furuya <bradley.furuya@lacity.org>, "Berlin, Greg" <Greg.Berlin@alston.com>

Cc: Chris Joseph <chris@ceqa-nepa.com>, "Casey, Ed" <Ed.Casey@alston.com>, Kathleen King <kathleen.king@lacity.org>

Hi Bradley,

Here is a link to download the revised Inial Study f or your review: <https://www.dropbox.com/sh/cyq2wtobd6lokv/AABDUuQ7nAq6zwE4GboTuv8Pa?dl=0>

Please don't hesitate to let me know if you have any trouble downloading the files, or if there is anything

else you need.

Stacie

--
Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Friday, September 18, 2020 10:41 AM
To: Berlin, Greg <Greg.Berlin@alston.com>
Cc: Chris Joseph <chris@ceqa-nepa.com>; Stacie Henderson <stacie@ceqa-nepa.com>; Casey, Ed <Ed.Casey@alston.com>; Kathleen King <kathleen.king@lacity.org>
Subject: Re: Barry Building

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org>
To: Stacie Henderson <stacie@ceqa-nepa.com>
Cc: "Berlin, Greg" <Greg.Berlin@alston.com>, Chris Joseph <chris@ceqa-nepa.com>, "Casey, Ed" <Ed.Casey@alston.com>, Kathleen King <kathleen.king@lacity.org>

Fri, Sep 25, 2020 at 11:54 AM

Thank you, Stacie. I was able to download everything.



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Kathleen King <kathleen.king@lacity.org>

Barry Building

3 messages

Berlin, Greg <Greg.Berlin@alston.com>

Thu, Sep 24, 2020 at 3:33 PM

To: Bradley Furuya <bradley.furuya@lacity.org>, Kathleen King <kathleen.king@lacity.org>

Cc: "Casey, Ed" <Ed.Casey@alston.com>, Stacie Henderson <stacie@ceqa-nepa.com>, Chris Joseph <chris@ceqa-nepa.com>

Hi Bradley,

We should be sending the City our further edits to the initial study very soon. We also understand that the City would like to discuss analyzing greenhouse gas emissions for the DEIR alternatives. Do you have any availability for a call tomorrow or on Monday to discuss? Thanks very much.

Best,

Greg Berlin | Associate | ALSTON & BIRD

333 South Hope Street, 16th Floor | Los Angeles, CA 90071

Greg.Berlin@alston.com | t: 213.576.1045

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Bradley Furuya <bradley.furuya@lacity.org>

Thu, Sep 24, 2020 at 4:46 PM

To: "Berlin, Greg" <Greg.Berlin@alston.com>

Cc: Kathleen King <kathleen.king@lacity.org>, "Casey, Ed" <Ed.Casey@alston.com>, Stacie Henderson <stacie@ceqa-nepa.com>, Chris Joseph <chris@ceqa-nepa.com>

Hi Greg,

We're happy to have a call. Unfortunately, Tuesday is the soonest we're available. Do any of these times work for you?

11-noon

2-3

4-5

Bradley Furuya, AICP
 City Planning Associate
Los Angeles City Planning
 221 N. Figueroa St., Suite 1350
 Los Angeles, CA 90012



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Berlin, Greg <Greg.Berlin@alston.com>

Thu, Sep 24, 2020 at 5:37 PM

To: Bradley Furuya <bradley.furuya@lacity.org>

Cc: Kathleen King <kathleen.king@lacity.org>, "Casey, Ed" <Ed.Casey@alston.com>, Stacie Henderson <stacie@ceqa-nepa.com>, Chris Joseph <chris@ceqa-nepa.com>

Thanks, Bradley. We're free next Tuesday at 2 p.m. I'll circulate a conference line.

Greg Berlin | Associate | ALSTON & BIRD

333 South Hope Street, 16th Floor | Los Angeles, CA 90071

Greg.Berlin@alston.com | t: 213.576.1045

From: Bradley Furuya <bradley.furuya@lacity.org>

Sent: Thursday, September 24, 2020 4:46 PM

To: Berlin, Greg <Greg.Berlin@alston.com>

Cc: Kathleen King <kathleen.king@lacity.org>; Casey, Ed <Ed.Casey@alston.com>; Stacie Henderson <stacie@ceqa-nepa.com>; Chris Joseph <chris@ceqa-nepa.com>

Subject: Re: Barry Building

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Kathleen King <kathleen.king@lacity.org>

Barry Building

3 messages

Kathleen King <kathleen.king@lacity.org>
 To: Stacie Henderson <stacie@ceqa-nepa.com>
 Cc: Bradley Furuya <bradley.furuya@lacity.org>

Wed, Jul 29, 2020 at 11:48 AM

Hi Stacey-

Do you have time for a call tomorrow regarding the Barry Building? Bradley and I just wanted to provide you with some updates.

Thanks-



Kathleen King
 City Planner
Los Angeles City Planning
 221 N. Figueroa Street, Suite 1350
 Los Angeles, CA 90012
Planning4LA.org
 T: (213) 847-3624



Stacie Henderson <stacie@ceqa-nepa.com>
 To: Kathleen King <kathleen.king@lacity.org>
 Cc: Bradley Furuya <bradley.furuya@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>

Wed, Jul 29, 2020 at 11:50 AM

Hi Kathleen,

Yes, I can do a call anyme t omorrow. Let me know what works for you and Bradley.

Thank you!

Stacie

--
 Stacie Henderson
 Senior Project Manager
 CAJA Environmental Services, LLC
[15350 Sherman Way, Suite 315](http://15350ShermanWay.com)
 Van Nuys, CA 91406
stacie@ceqa-nepa.com
 310-469-6703 (direct)

From: Kathleen King <kathleen.king@lacity.org>
Sent: Wednesday, July 29, 2020 11:48 AM

To: Stacie Henderson <stacie@ceqa-nepa.com>

Cc: Bradley Furuya <bradley.furuya@lacity.org>

Subject: Barry Building

[Quoted text hidden]

Kathleen King <kathleen.king@lacity.org>

Wed, Jul 29, 2020 at 11:58 AM

To: Stacie Henderson <stacie@ceqa-nepa.com>

Cc: Bradley Furuya <bradley.furuya@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>

Great- i just sent out a call in number for 9 AM. thanks

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--

[Quoted text hidden]

**Kathleen King <kathleen.king@lacity.org>**

Barry Building

1 message

Berlin, Greg <Greg.Berlin@alston.com>

Mon, Oct 26, 2020 at 2:33 PM

To: Bradley Furuya <bradley.furuya@lacity.org>, Kathleen King <kathleen.king@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>

Cc: "Casey, Ed" <Ed.Casey@alston.com>

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 **invite.ics**
3K



Kathleen King <kathleen.king@lacity.org>

Invitation: Barry Building meeting @ Mon May 4, 2020 2pm - 3pm (PDT) (kathleen.king@lacity.org)

1 message

Bradley Furuya <bradley.furuya@lacity.org>

Thu, Apr 30, 2020 at 11:54 AM

Reply-To: Bradley Furuya <bradley.furuya@lacity.org>

To: kathleen.king@lacity.org, luciralia.ibarra@lacity.org, lambert.giessinger@lacity.org, milena.zasadzien@lacity.org, ken.bernstein@lacity.org, alan.como@lacity.org

You have been invited to the following event.

Barry Building meeting

When Mon May 4, 2020 2pm – 3pm Pacific Time - Los Angeles

[more details »](#)

Joining info Join with Google Meet

meet.google.com/rxx-vcko-ejn

Join by phone

[+1 219-208-4363](tel:+12192084363) (PIN: 941115064)[More phone numbers](#)Calendar kathleen.king@lacity.orgWho

- bradley.furuya@lacity.org - organizer
- luciralia.ibarra@lacity.org
- lambert.giessinger@lacity.org
- milena.zasadzien@lacity.org
- ken.bernstein@lacity.org
- alan.como@lacity.org
- kathleen.king@lacity.org

Meeting to discuss third party review of economic justification

Going (kathleen.king@lacity.org)? **Yes** - **Maybe** - **No** [more options »](#)Invitation from [Google Calendar](#)You are receiving this email at the account kathleen.king@lacity.org because you are subscribed for invitations on calendar kathleen.king@lacity.org.To stop receiving these emails, please log in to <https://www.google.com/calendar/> and change your notification settings for this calendar.Forwarding this invitation could allow any recipient to send a response to the organizer and be added to the guest list, or invite others regardless of their own invitation status, or to modify your RSVP. [Learn More](#).[invite.ics](#)
3K



Kathleen King <kathleen.king@lacity.org>

Project 1 IS

2 messages

Bradley Furuya <bradley.furuya@lacity.org>
 To: Kathleen King <kathleen.king@lacity.org>

Wed, Oct 7, 2020 at 3:13 PM

Hi Kathleen,

The latest screen check for Project 1's IS is saved here:

N:\Project Planning\MP_EIR\MajorProjects\PROJECTS\Barry Building\Initial Study\4th SC

See the document with my initials, dated 10/7.



Bradley Furuya, AICP
 City Planning Associate
Los Angeles City Planning
 221 N. Figueroa St., Suite 1350
 Los Angeles, CA 90012
Planning4LA.org
 T: (213) 847-3642



Kathleen King <kathleen.king@lacity.org>
 To: Bradley Furuya <bradley.furuya@lacity.org>

Wed, Oct 7, 2020 at 3:40 PM

great- thank you.

[Quoted text hidden]

--



Kathleen King
 Preferred Pronouns: She/Hers/Her
 City Planner
Los Angeles City Planning
 221 N. Figueroa Street, Suite 1350
 Los Angeles, CA 90012
Planning4LA.org
 T: (213) 847-3624





Kathleen King <kathleen.king@lacity.org>

Re: 11973 San Vicente TA Referral Form

5 messages

Pedro Ayala <pedro.ayala@lacity.org>

Mon, Aug 10, 2020 at 12:21 PM

To: Emily Wong <ewong@gibsontrans.com>

Cc: Kathleen King <kathleen.king@lacity.org>, Sarah Drobis <sdrobis@gibsontrans.com>, "bradley.furuya@lacity.org" <bradley.furuya@lacity.org>

11973 W. San Vicente Bl.: Demo Commercial Bldg - DOT Referral Form (WLA20-109994)

Emily,

Is the Referral Form being required by LA City Planning due to the historic building designation?

Since there is no trip generation involved and knowing the recommended outcome, I want to make sure it is a requirement for the project.

Usually, we ask applicants to obtain from the City Planning Associate verification and signature on the Form Project Referral Table page. I will prepare and provide the payment information once you confirm and provide a City Planning signed form.

Let me know if you have any questions.

Have a nice day.

--

Pedro B. AyalaTransportation Engineering Associate III
West LA / Coastal Development ReviewLos Angeles Department of Transportation
213.485.1062

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On Tue, Aug 4, 2020 at 4:10 PM Emily Wong <ewong@gibsontrans.com> wrote:

Hi Pedro & Kathleen,

Attached for your review is the Transportation Study Assessment Referral Form for the [11973 San Vicente Boulevard](#) project. Please forward the online payment instructions for the Referral Form review fee at your earliest convenience.

Feel free to contact us if you have any questions or comments.

Thank you,

Emily

Emily Wong

Gibson Transportation Consulting, Inc.

555 W. 5th Street, Suite 3375
Los Angeles, CA 90013

www.gibsontransportation.com

(213) 683-0088 phone

(213) 683-0033 fax

Emily Wong <ewong@gibsontrans.com>

To: Pedro Ayala <pedro.ayala@lacity.org>

Cc: Kathleen King <kathleen.king@lacity.org>, Sarah Drobis <sdrobis@gibsontrans.com>, "bradley.furuya@lacity.org" <bradley.furuya@lacity.org>

Mon, Aug 10, 2020 at 12:32 PM

Hi Pedro,

Yes, the Referral Form is being requested for the Project to confirm that the preparation of a transportation assessment report would not be required.

Kathleen & Bradley – Please forward your verification of the Referral Form to Pedro once you have completed your review.

Please feel free to contact us if you have any questions.

Thank you!

Emily

Emily Wong

Gibson Transportation Consulting, Inc.

555 W. 5th Street, Suite 3375
Los Angeles, CA 90013

www.gibsontransportation.com

(213) 683-0088 phone

(213) 683-0033 fax

[Quoted text hidden]

Pedro Ayala <pedro.ayala@lacity.org>

Mon, Aug 10, 2020 at 1:38 PM

To: Emily Wong <ewong@gibsontrans.com>Cc: Kathleen King <kathleen.king@lacity.org>, Sarah Drobis <sdrobis@gibsontrans.com>, "bradley.furuya@lacity.org" <bradley.furuya@lacity.org>, Valeria Ceja <valeria.ceja@lacity.org>, Freddy Garcia <freddy.garcia@lacity.org>**11973 W. San Vicente Bl.: Demo Commercial Bldg - DOT Referral Form (WLA20-109994)**
DOT Referral Form Issuance

Emily,

Here is the Online payment information (please let me know the name on the credit card being used to process the payment):

Following are the instructions and the link for the Online payment of the **fee** applicable to ***the Completion and Issuance of the DOT Referral Form*** for your ***Commercial Building Demolition*** Project (see attachment).

Please access the DOT **Developer Fees** from following link:

<http://ladot.lacity.org/businesses/fees#pay-environmental-and-construction-fees>

and proceed to pay the **\$430 LADOT Referral Form Issuance fee** by using **Invoice No. 802056** and by selecting my name **Pedro Ayala** from the **DOT Staff** drop down menu.

Once you complete the process, please email me a copy of the payment confirmation page. If that is not possible, at least send me the 6-digit Approval Code and the date and time of the transaction.

Note: the system only accepts Visa, MasterCard, Discovery, or American Express for the processing of payments.

I will be providing a receipt with your confirmation of the payment.

Once I receive the Referral Form verification from City Planning I will proceed to issue our completed Form.

[Quoted text hidden]

[Quoted text hidden]

 **CC Developer Fee Online Payments - Instructions_20200326 LATEST.pdf**
863K

Kathleen King <kathleen.king@lacity.org>

Thu, Aug 13, 2020 at 5:43 PM

To: Emily Wong <ewong@gibsontrans.com>, Bradley Furuya <bradley.furuya@lacity.org>

Hi Emily-

We confirmed with our Senior Planner and she clarified that we will not need a referral form for this project. Apologies if this has caused any confusion but please let me know if you have any questions. Thanks-Kathleen

[Quoted text hidden]



Kathleen King
City Planner
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3624



Emily Wong <ewong@gibsontrans.com>

Mon, Aug 17, 2020 at 1:21 PM

To: Kathleen King <kathleen.king@lacity.org>, Bradley Furuya <bradley.furuya@lacity.org>

Cc: Sarah Drobis <sdrobis@gibsontrans.com>

Thank you for the update, Kathleen.

Emily

Emily Wong

Gibson Transportation Consulting, Inc.

555 W. 5th Street, Suite 3375
Los Angeles, CA 90013

www.gibsontransportation.com

(213) 683-0088 phone

(213) 683-0033 fax

[Quoted text hidden]

Communication from Public

Name:

Date Submitted: 02/16/2026 08:47 AM

Council File No: 25-1518

Comments for Public Posting: Please add document "Upload 2 - LA CPD" to council file 25-1518.



Ken Bernstein <ken.bernstein@lacity.org>

Re: Barry Building

1 message

Ken Bernstein <ken.bernstein@lacity.org>

To: "Casey, Ed" <Ed.Casey@alston.com>

Fri, Sep 6, 2019 at 4:46 PM

Thanks, Ed. Lambert is going to be out of the office for most of next week. I could meet in the late morning on the Thursday, September 12th, but I don't believe he'd be able to join me. I'd prefer to meet on Tuesday, September 17th, once he's back in the office: it looks like a 10:00 meeting would likely work for both of us.

My apologies that you weren't able to reach me by phone: my number hasn't changed, but our office phones have been cutting in and out over the past two days.

Ken



Ken Bernstein, AICP, Principal City Planner

Department of City Planning

Office of Historic Resources and

Urban Design Studio

T: (213) 847-3652

221 N. Figueroa St., Suite 1350

Los Angeles, CA. 90012

ken.bernstein@lacity.org

preservation.lacity.org

planning.lacity.org

planning.lacity.org/urbandesign

On Fri, Sep 6, 2019 at 3:19 PM Casey, Ed <Ed.Casey@alston.com> wrote:

Ken, hope all is well. Since our last meeting concerning the Barry Building on San Vicente in Brentwood, we have undertaken a good deal of technical analyses. So we would like to meet with you and Lambert to review our reports before we take the next step in the process. If possible could you send us some dates next week when we can come in for an one-hour meeting?

Thanks. (and P.S., for some reason calls were not able to go thru to your direct line of 213-847-3652. Did you have a new number?)

Ed Casey

Partner, **Alston & Bird LLP**

333 South Hope Street, 16th Floor

Los Angeles, CA 90071

Direct: 213.576.1005 | Office: 213.576.1000 | Cell: 818.203.0499

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Ken Bernstein <ken.bernstein@lacity.org>

Meeting re Barry Building (Ed Casey, Andrea Warren & Ken Bernstein)

1 message

Ramos, Yolie <Yolie.Ramos@alston.com>

Fri, Sep 6, 2019 at 4:58 PM

To: "Casey, Ed" <Ed.Casey@alston.com>, "Warren, Andrea" <Andrea.Warren@alston.com>, "ken.bernstein@lacity.org"

<ken.bernstein@lacity.org>

Cc: "Camacho, Dana" <Dana.Camacho@alston.com>

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3K

**Ken Bernstein <ken.bernstein@lacity.org>**

RE: Demolition of Barry Building - San Vicente

1 message

Marcello Vavala <mvavala@laconservancy.org>

Fri, Oct 4, 2019 at 12:25 PM

To: "Ken Bernstein, Mgr & Princ. City Planner" <ken.bernstein@lacity.org>, Lambert Giessinger

<lambert.giessinger@lacity.org>

Cc: Adrian Fine <afine@laconservancy.org>

Hello Ken and Lambert,

I received the following update from Wendy-Sue Rosen, and see that a demolition permit has been requested for the Barry Building: <https://www.ladbsservices2.lacity.org/OnlineServices/PermitReport/PcisPermitDetail?id1=19019&id2=10000&id3=04750>

I had corresponded with Marissa Aho, the Chief Resilience Officer, back in 2016, and she sent me a sample copy (attached) of the Notification Letter that was sent out to the apartment/commercial property owners.

Do you have additional information about the specifics that property owners of HCMs are sent to bring a property into compliance?

The idea mentioned in the BCC email that CEQA review would commence for a demolition with no replacement project is problematic—project splitting and no consideration of preservation alternatives possible with a demolition only project.

Would the City require the owner to produce a replacement project before any environmental review could take place?

Will this be scheduled to come before the CHC at an upcoming agenda, and will OHR be informing the owner of CEQA responsibilities and the proper process?

Thanks,

Marcello

Marcello Vavala

Preservation Associate

Los Angeles Conservancy

523 West Sixth Street, Suite 826

Los Angeles, CA 90014

(213) 430-4217 | mvavala@laconservancy.org

laconservancy.org

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From: Wendy-Sue Rosen [mailto:rosenfree@aol.com]
Sent: Friday, October 04, 2019 12:05 PM
To: Marcello Vavala
Subject: Fwd: Demolition of Barry Building - San Vicente

FYI

From: BCC Chairperson
Date: October 3, 2019 at 2:37:19 PM PDT
To: undisclosed-recipients:;
Subject: Demolition of Barry Building - San Vicente

Dear BCC Board,

The owners of the Barry Building on San Vicente, formerly home to Duttons Book and more recently Luxxe Coffee, have filed for a demo permit due to the seismic instability of the structure and the cost to bring it up to code for ADA and safety. They do not wish to build on the lot and would like to sell it as a flat parcel.

Given the building was a point of controversy some time ago, we wanted to provide the following information to our Board members - specially the process and timeline for any demo work. It would appear a demo permit is quite a lengthy process for a landmark building.

1. Where they file a demo permit?

West L.A. LADBS office, 1828 Sawtelle Blvd, 2nd floor, Los Angeles CA 90025. Since the property is a City Historic/Cultural Monument, the Cultural Heritage Commission can object to the issuance of a demolition permit for 180 days, with an additional 180 day extension possible upon approval of the City Council, thereby granting up to 360 days stay of demolition in order to evaluate preservation alternatives.

2. What is the Landmark commission process?

Once the demolition permit is applied for, an Environmental Assessment Form (EAF) will be filed by the applicant to begin the EIR process. Preparation of an EIR is typically a 1-2 year plus process. There will be public meetings as part of the EIR process and the Cultural Heritage Commission will also hold hearings if the EIR is certified in order to begin the objection to the demolition permit process. Demolition delay can be up to one year under the Cultural Heritage Commission ordinance. It is possible that the City does not adopt the project alternative that allows demolition, but rather finds that a preservation alternative is feasible.

3. At what points are there public comment?

Public comment is taken at the CHC hearings

4. Who do they contact now if they are pro/con the demo?

Office of Historic Resources, Lambert Giessinger, lambert.giessinger@lacity.org

Office of Councilmember Mike Bonin, Senior Planning Deputies Jason P. Douglas and Len Nguyen, jason.p.douglas@lacity.org or len.nguyen@lacity.org

5. Does CD11 have a position on the demo at this time?

Not at this time

6. What are the primary reasons they are citing for demo - seismic safety?

Representatives for property owner have indicated it is financially unfeasible to bring the existing Barry Building up to code (seismic and ADA)

 [Courtesy Notification 2016.02.pdf](#)
37K



ERIC GARCETTI
MAYOR

March 1, 2016

OWNER_NAME
OWNER_OVFL
OWNER_ADDRESS
OWNER_STATE_ZIP

NOTIFICATION

SITE_ADDRESS

This notice is to inform you that the Department of Building and Safety has determined that the building(s) at the location referenced above meets the criteria for mandatory compliance with seismic retrofit Ordinance #183893 (Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Soft, Weak or Open Front Walls), otherwise known as the Soft-Story Retrofit Program.

This Ordinance shall apply to all existing buildings having all of the following criteria:

- I. Wood frame construction with two or more stories;
- II. Built under building code standards enacted before January 1, 1978;
- III. Ground floor parking or other similar open floor space that causes soft, weak or open wall lines.

An Order to Comply will be sent out in the near future warranting compliance.

Please see attachments for guidance and information regarding the Soft-Story Retrofit Program.

LOG_ID

**Ken Bernstein <ken.bernstein@lacity.org>**

Re: Demolition of Barry Building - San Vicente

1 message

Ken Bernstein <ken.bernstein@lacity.org>

Fri, Oct 4, 2019 at 12:54 PM

To: Marcello Vavala <mavala@laconservancy.org>

Cc: Lambert Giessinger <lambert.giessinger@lacity.org>, Adrian Fine <afine@laconservancy.org>

Thanks, Marcello. Wendy-Sue Rosen's information is accurate, and the owner's representatives have informed us that they are applying for a demo permit. As was indicated below, this will begin an EIR process, which will proceed any CHC consideration of the permit, though the scope and contents of the EIR are still being determined. I don't have any more information on the "soft-story" retrofit orders for the site, beyond what was sent by DBS to the the property owner before the complex was vacated.

Ken

On Fri, Oct 4, 2019 at 12:25 PM Marcello Vavala <mavala@laconservancy.org> wrote:

Hello Ken and Lambert,

I received the following update from Wendy-Sue Rosen, and see that a demolition permit has been requested for the Barry Building: <https://www.ladbsservices2.lacity.org/OnlineServices/PermitReport/PcisPermitDetail?id1=19019&id2=10000&id3=04750>

I had corresponded with Marissa Aho, the Chief Resilience Officer, back in 2016, and she sent me a sample copy (attached) of the Notification Letter that was sent out to the apartment/commercial property owners.

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Thanks,

Marcello

Marcello Vavala

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Subject: Fwd: Demolition of Barry Building - San Vicente

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Office of Historic Resources, Lambert Giessinger, lambert.giessinger@lacity.org

Office of Councilmember Mike Bonin, Senior Planning Deputies Jason P. Douglas and Len Nguyen, jason.p.douglas@lacity.org or len.nguyen@lacity.org

5. Does CD11 have a position on the demo at this time?

Not at this time

6. What are the primary reasons they are citing for demo - seismic safety?

Representatives for property owner have indicated it is financially unfeasible to bring the existing Barry Building up to code (seismic and ADA)



Ken Bernstein <ken.bernstein@lacity.org>

Invitation: Barry Building @ Mon Dec 2, 2019 2pm - 3pm (PST) (ken.bernstein@lacity.org)

1 message

Bradley Furuya <bradley.furuya@lacity.org>

Mon, Dec 2, 2019 at 12:23 PM

Reply-To: Bradley Furuya <bradley.furuya@lacity.org>

To: ken.bernstein@lacity.org, lambert.giessinger@lacity.org, alan.como@lacity.org, kimberly.henry@lacity.org

You have been invited to the following event.

Barry Building

When Mon Dec 2, 2019 2pm – 3pm Pacific Time - Los Angeles

[more details »](#)Where Planning-Fig-Conf Room 1350B ([map](#))Calendar ken.bernstein@lacity.orgWho

- bradley.furuya@lacity.org - organizer
- ken.bernstein@lacity.org
- lambert.giessinger@lacity.org
- alan.como@lacity.org
- kimberly.henry@lacity.org

Going (ken.bernstein@lacity.org)? **Yes** - **Maybe** - **No** [more options »](#)Invitation from [Google Calendar](#)

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3K



Ken Bernstein <ken.bernstein@lacity.org>

Invitation: Barry Building meeting @ Mon May 4, 2020 2pm - 3pm (PDT) (ken.bernstein@lacity.org)

1 message

Bradley Furuya <bradley.furuya@lacity.org>

Tue, Apr 28, 2020 at 1:41 PM

Reply-To: Bradley Furuya <bradley.furuya@lacity.org>

To: ken.bernstein@lacity.org, luciralia.ibarra@lacity.org, lambert.giessinger@lacity.org, milena.zasadzien@lacity.org, alan.como@lacity.org

You have been invited to the following event.

Barry Building meeting

When Mon May 4, 2020 2pm – 3pm Pacific Time - Los Angeles

[more details »](#)

Joining info Join Hangouts Meet

meet.google.com/rxx-vcko-ejn

Join by phone

[+1 219-208-4363](tel:+12192084363) (PIN: 941115064)[More phone numbers](#)Calendar ken.bernstein@lacity.orgWho

- bradley.furuya@lacity.org - organizer
- luciralia.ibarra@lacity.org
- lambert.giessinger@lacity.org
- milena.zasadzien@lacity.org
- ken.bernstein@lacity.org
- alan.como@lacity.org

Meeting to discuss third party review of economic justification

Going (ken.bernstein@lacity.org)? **Yes** - **Maybe** - **No** [more options »](#)Invitation from [Google Calendar](#)

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Ken Bernstein <ken.bernstein@lacity.org>

Updated invitation: Barry Building Project @ Tue May 19, 2020 3pm - 4pm (PDT) (ken.bernstein@lacity.org)

1 message

Denise Chavez <denise.chavez@lacity.org>

Mon, May 11, 2020 at 9:37 AM

Reply-To: Denise Chavez <denise.chavez@lacity.org>

To: ken.bernstein@lacity.org, kevin.keller@lacity.org, luciralia.ibarra@lacity.org, tricia.keane@lacity.org, milena.zasadzien@lacity.org, lisa.webber@lacity.org, arthi.varma@lacity.org, anna.orellana@lacity.org

This event has been changed.

Barry Building Project

When **Changed:** Tue May 19, 2020 3pm – 4pm Pacific Time - Los Angeles[more details »](#)

Joining info Join with Google Meet

meet.google.com/tey-ccda-bzr

Join by phone

[+1 347-770-1972](tel:+13477701972) (PIN: 455513384)[More phone numbers](#)Calendar ken.bernstein@lacity.orgWho

- denise.chavez@lacity.org - organizer
- kevin.keller@lacity.org
- luciralia.ibarra@lacity.org
- tricia.keane@lacity.org
- milena.zasadzien@lacity.org
- lisa.webber@lacity.org
- ken.bernstein@lacity.org
- arthi.varma@lacity.org
- anna.orellana@lacity.org

Going (ken.bernstein@lacity.org)? **Yes** - **Maybe** - **No** [more options »](#)Invitation from [Google Calendar](#)

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Ken Bernstein <ken.bernstein@lacity.org>

Re: Barry Building HCM

1 message

Ken Bernstein <ken.bernstein@lacity.org>

Thu, Jul 9, 2020 at 12:11 PM

To: Adrian Fine <afine@laconservancy.org>
Cc: "Lambert Giessinger (lambert.giessinger@lacity.org)" <lambert.giessinger@lacity.org>, "Shannon.Ryan@lacity.org" <Shannon.Ryan@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, Bradley Furuya <bradley.furuya@lacity.org>

Thanks, Adrian, for your message on the Barry Building. As I think you know, an EIR is being prepared to address the proposed demolition without a replacement project. This is being overseen by our Department's Major Projects section; Bradley Furuya (who previously worked in the HPOZ Unit) is the lead planner for this request, and I'm copying him here in case he has additional updates. It appears we will need to follow up separately on the removal of the louvers.

Ken



Ken Bernstein, AICP
Principal City Planner, Office of Historic
Resources and Urban Design Studio
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3652



E-NEWS

On Thu, Jul 9, 2020 at 9:53 AM Adrian Fine <afine@laconservancy.org> wrote:

Hi all,

I'm checking in on the Barry Building to see where this currently stands, regarding the owner's desire to demolish or through demolition by neglect. Here's a recent picture I took of the building as it seems they've now removed the building's distinctive louvers that were located over the windows. Below is the condition of the building before the owner evicted tenants and fenced it off.

Can you share any recent news on this and where this stands in terms of any city processes? Thanks much!

Best, Adrian



Adrian Scott Fine

Director of Advocacy

Los Angeles Conservancy

523 West Sixth Street, Suite 826

Los Angeles, CA 90014

(213) 430-4203 | afine@laconservancy.org

Pronouns: He / His / Him / Mr.

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[laconservancy.org](https://www.laconservancy.org)

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Ken Bernstein <ken.bernstein@lacity.org>

Re: Barry Building HCM

1 message

Bradley Furuya <bradley.furuya@lacity.org>

Thu, Jul 9, 2020 at 4:49 PM

To: Adrian Fine <afine@laconservancy.org>

Cc: Ken Bernstein <ken.bernstein@lacity.org>, "Lambert Giessinger (lambert.giessinger@lacity.org)" <lambert.giessinger@lacity.org>, "Shannon.Ryan@lacity.org"

<Shannon.Ryan@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

Hi Adrian,

I'm happy to provide an update. Major Projects is currently reviewing the second screen check of the Initial Study. We will continue to work closely with OHR on this project, so feel free to contact either of us if you have any further questions.

-Bradley



Bradley Furuya, AICP
 City Planning Associate
Los Angeles City Planning
 221 N. Figueroa St., Suite 1350
 Los Angeles, CA 90012
Planning4LA.org
 T: (213) 847-3642



On Thu, Jul 9, 2020 at 1:25 PM Adrian Fine <afine@laconservancy.org> wrote:

Thanks Ken, this is helpful. I was aware of the EIR but did not know where it stood.

Bradley, if you can bring me up to speed on the latest that would be great and much appreciated.

Thanks again and best, Adrian

Adrian Scott Fine

Director of Advocacy

Los Angeles Conservancy

523 West Sixth Street, Suite 826

Los Angeles, CA 90014

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laconservancy.org

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Sent: Thursday, July 09, 2020 12:11 PM
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Cc: Lambert Giessinger (lambert.giessinger@lacity.org) <lambert.giessinger@lacity.org>; Shannon.Ryan@lacity.org; Melissa Jones <melissa.jones@lacity.org>; Bradley Furuya <bradley.furuya@lacity.org>
Subject: Re: Barry Building HCM

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Principal City Planner, Office of Historic Resources and Urban Design Studio

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Ken Bernstein <ken.bernstein@lacity.org>

Fwd: Barry Building

1 message

Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org>

Mon, Dec 7, 2020 at 8:40 AM

To: Ken Bernstein <ken.bernstein@lacity.org>, Lambert Giessinger <lambert.giessinger@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

FYI, in case you haven't seen these yet.

Thanks!



Shannon Ryan

Preferred Pronouns: She, Her, Hers
 Senior City Planner
Los Angeles City Planning
 221 N. Figueroa St., Suite 1350
 Los Angeles, CA 90012
 Planning4LA.org
 T: (213) 847-3651



----- Forwarded message -----

From: **Bradley Furuya** <bradley.furuya@lacity.org>

Date: Sun, Dec 6, 2020 at 7:09 PM

Subject: Re: Barry Building

To: Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org>

Cc: Kathleen King <kathleen.king@lacity.org>

Hi Shannon,

Here's a link to the NOP, Initial Study, and appendices. Let us know if you have any questions or want to chat about anything.



Bradley Furuya, AICP
 City Planning Associate
Los Angeles City Planning
 221 N. Figueroa St., Suite 1350
 Los Angeles, CA 90012
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On Sun, Dec 6, 2020 at 5:13 PM Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org> wrote:

<https://mail.google.com/mail/u/0/?k=6d7c76de2b&view=pt&search=all&permthid=thread-f%3A1685438327713877458%7Cmsg-f%3A1685438327713877458&si...> 1/3

Thanks Kathleen! Could you send me the link to the initial study?

On Sat, Dec 5, 2020 at 10:20 PM Kathleen King <kathleen.king@lacity.org> wrote:

Hi Shannon-

The Initial Study for the Barry Building (the 11973 San Vicente Project) was published on November 18th and the comment period closes on December 21st. The next steps will be preparation and publication of the Draft EIR, followed by the Final EIR.

Thanks- Kathleen

On Fri, Dec 4, 2020 at 6:16 PM Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org> wrote:

Hi Kathleen and Bradley,

Hope you are doing well! I was wondering if we could check in on the Barry Building demolition request and where we are in the environmental review process.

Thanks,
Shannon

**Shannon Ryan**

Preferred Pronouns: She, Her, Hers
Senior City Planner
Los Angeles City Planning
[221 N. Figueroa St., Suite 1350](https://www.lacity.org/221-n-figueroa-st-suites-1350)
[Los Angeles, CA 90012](https://www.lacity.org/los-angeles-ca-90012)
[Planning4LA.org](https://www.planning4la.org)
T: (213) 847-3651

**Kathleen King**

Preferred Pronouns: She/Hers/Her
City Planner
Los Angeles City Planning
[221 N. Figueroa Street, Suite 1350](https://www.lacity.org/221-n-figueroa-street-suites-1350)
[Los Angeles, CA 90012](https://www.lacity.org/los-angeles-ca-90012)
[Planning4LA.org](https://www.planning4la.org)
T: (213) 847-3624

**Shannon Ryan**

Preferred Pronouns: She, Her, Hers
Senior City Planner
Los Angeles City Planning
[221 N. Figueroa St., Suite 1350](https://www.lacity.org/221-n-figueroa-st-suites-1350)
[Los Angeles, CA 90012](https://www.lacity.org/los-angeles-ca-90012)
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Kimberly Henry <kimberly.henry@lacity.org>

11973 San Vicente Blvd.

9 messages

Bradley Furuya <bradley.furuya@lacity.org>

Mon, Dec 2, 2019 at 4:39 PM

To: andrea.warren@alston.com

Cc: Kimberly Henry <kimberly.henry@lacity.org>

Hi Andrea,

I wanted to introduce myself and Kimberly Henry (copied) as the planners who will be working on the Barry Building project at the above address. We wanted to schedule a time to talk with you sometime this week. Are you available for a quick call on either Wednesday or Friday?



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 T: (213) 847-3642



Warren, Andrea <Andrea.Warren@alston.com>
 To: Bradley Furuya <bradley.furuya@lacity.org>
 Cc: Kimberly Henry <kimberly.henry@lacity.org>

Mon, Dec 2, 2019 at 4:45 PM

Hi Bradley,

It's great to meet you and Kimberly. A call this week would be great. I'm available anytime on Wednesday between 9:30 and 3:30. Is there a window during that time frame that would work for both of you?

We're looking forward to the next steps in the process.

Best,

Andrea

Andrea Warren |213.576.2518

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Monday, December 2, 2019 4:39 PM
To: Warren, Andrea <Andrea.Warren@alston.com>
Cc: Kimberly Henry <kimberly.henry@lacity.org>
Subject: 11973 San Vicente Blvd.

EXTERNAL SENDER – Proceed with caution

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Bradley Furuya <bradley.furuya@lacity.org>
To: "Warren, Andrea" <Andrea.Warren@alston.com>
Cc: Kimberly Henry <kimberly.henry@lacity.org>

Tue, Dec 3, 2019 at 9:02 AM

Hi Andrea,

How about 9:30 am? Is the number in your signature the best number to reach you at?



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[Quoted text hidden]

Warren, Andrea <Andrea.Warren@alston.com>
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kimberly Henry <kimberly.henry@lacity.org>

Tue, Dec 3, 2019 at 9:31 AM

Hi Bradley,

Tomorrow at 9:30 sounds great. Yes, the best number to reach me at is (213) 576-2518.

If you and Kimberly won't be in the same room, I'm happy to circulate a call-in number. Otherwise, calling me at that number is great.

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org>
 To: "Warren, Andrea" <Andrea.Warren@alston.com>
 Cc: Kimberly Henry <kimberly.henry@lacity.org>

Tue, Dec 3, 2019 at 11:01 AM

We'll be in the same room, so we'll call you at that number. Thank you for offering though.



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 T: (213) 847-3642



[Quoted text hidden]

Warren, Andrea <Andrea.Warren@alston.com>
 To: Bradley Furuya <bradley.furuya@lacity.org>
 Cc: Kimberly Henry <kimberly.henry@lacity.org>

Tue, Dec 3, 2019 at 11:03 AM

Sounds great. Look forward to meeting you by phone tomorrow.

[Quoted text hidden]

Kimberly Henry <kimberly.henry@lacity.org>
 To: "Warren, Andrea" <Andrea.Warren@alston.com>
 Cc: Bradley Furuya <bradley.furuya@lacity.org>

Wed, Dec 4, 2019 at 7:21 AM

Thank you, Andrea! We look forward to meeting you (by phone) as well.

Bradley, Thank you for getting this scheduled!



Kimberly Henry
 City Planner
Los Angeles City Planning
 221 N. Figueroa St., Suite 1350
 Los Angeles, CA 90012
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 T: (213) 847-3688



[Quoted text hidden]

Warren, Andrea <Andrea.Warren@alston.com>
 To: Kimberly Henry <kimberly.henry@lacity.org>
 Cc: Bradley Furuya <bradley.furuya@lacity.org>

Wed, Dec 4, 2019 at 11:37 AM

Hi Kimberly and Bradley,

It was great to meet by phone earlier today. For the application for the demolition permit for the building at 11973 San Vicente Blvd. (Application # 19019-10000-04750; ENV-2019-6645-EAF), we wanted to send the analyses that have been completed so far evaluating the following for the building:

1. Structural soundness of the building
2. Analysis of the building's accessibility access
3. Supplemental analysis of the building's accessibility access
4. Historic analysis of the building
5. Cost estimates of necessary improvements for the building
6. Real estate analysis of potential rental income for the building if it were improved

Due to the file sizes of the reports, I'm sending the reports by way of an FTP site with the login information below. Please let us know if you have any trouble downloading the reports. I'll also be sending hard copies to your attention later this afternoon.

Thanks so much for your time on this application. We're looking forward to the next steps.

Best,

Andrea

FTP Site

Website: <https://transfer.alston.com>

Username: Technical_Reports

Password: 7x6xIL1SWZKdDvmilx7J

Andrea Warren |213.576.2518

[Quoted text hidden]

Kimberly Henry <kimberly.henry@lacity.org>
To: "Warren, Andrea" <Andrea.Warren@alston.com>
Cc: Bradley Furuya <bradley.furuya@lacity.org>

Wed, Dec 4, 2019 at 12:00 PM

Great, Thank you so much Andrea. It was great to meet you earlier this morning as well.

Per our conversation earlier this morning, Bradley and I will follow-up with you again to schedule a meeting to further discuss the proposed project, the Initial Study, and next steps forward. Please let us know if you have any additional questions that come up.

Thanks,
Kimberly



Kimberly Henry

City Planner

Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3688



E-NEWS

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Kimberly Henry <kimberly.henry@lacity.org>

Barry Building - Draft Initial Study (Case No. ENV-2019-6645-EIR)

16 messages

Warren, Andrea <Andrea.Warren@alston.com>

Tue, Mar 3, 2020 at 10:59 AM

To: Kimberly Henry <kimberly.henry@lacity.org>, Bradley Furuya <bradley.furuya@lacity.org>

Cc: Stacie Henderson <stacie@ceqa-nepa.com>

Hi Kimberly and Bradley,

I hope all is going well. For the environmental review of the demolition permit for the Barry Building (Environmental Case No. ENV-2019-6645-EIR), I wanted to check in briefly on the status of the draft Initial Study and introduce you to the consultant who has been helping from CAJA Environmental Services, LLC—Stacie Henderson (cc'd here). The draft Initial Study is nearly complete, and Stacie should be sending you a draft for the City to start its review next week.

We will be in touch next week, and are happy to answer any questions in the meantime.

Best,

Andrea

Andrea S. Warren

Alston & Bird LLP | Senior Associate

[333 South Hope Street](http://333SouthHopeStreet.com), 16th Floor

Los Angeles, CA 90071

Direct 213.576.2518

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Kimberly Henry <kimberly.henry@lacity.org>

Thu, Mar 5, 2020 at 12:17 PM

To: "Warren, Andrea" <Andrea.Warren@alston.com>

Cc: Bradley Furuya <bradley.furuya@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>

Thank you, Andrea. We'll wait to hear from Stacie.

Thanks,
Kimberly



Kimberly Henry
 City Planner
Los Angeles City Planning
 221 N. Figueroa St., Suite 1350
 Los Angeles, CA 90012
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[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com>

Thu, Mar 19, 2020 at 2:07 PM

To: Kimberly Henry <kimberly.henry@lacity.org>, "Warren, Andrea" <Andrea.Warren@alston.com>

Cc: Bradley Furuya <bradley.furuya@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>

Hi Kimberly and Bradley,

It's so nice to "meet" you both. Provided below are Dropbox links to download the draft Initial Study:

Initial Study (includes both Word and PDF versions): https://www.dropbox.com/sh/h581vzlxqtp2a0f/AAAK4bbbKNVB0v_YdTEikJya?dl=0

Appendices: <https://www.dropbox.com/sh/fah171d6sohkw7r/AADQh9jgzCIBjRkhk9g9-LPka?dl=0>

If you have any trouble with the links, or if you need anything else, please don't hesitate to let me know.

Kind regards,

Stacie

--
 Stacie Henderson
 Senior Project Manager
 CAJA Environmental Services, LLC
[15350 Sherman Way, Suite 315](https://www.dropbox.com/sh/h581vzlxqtp2a0f/AAAK4bbbKNVB0v_YdTEikJya?dl=0)
 Van Nuys, CA 91406
stacie@ceqa-nepa.com
 310-469-6703 (direct)

From: Kimberly Henry <kimberly.henry@lacity.org>

Sent: Thursday, March 5, 2020 12:17 PM

To: Warren, Andrea <Andrea.Warren@alston.com>

Cc: Bradley Furuya <bradley.furuya@lacity.org>; Stacie Henderson <stacie@ceqa-nepa.com>

Subject: Re: Barry Building - Dra. Inital Study (Case No. ENV-2019-6645-EIR)

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org>

Fri, Mar 20, 2020 at 5:07 PM

To: Stacie Henderson <stacie@ceqa-nepa.com>

Cc: Kimberly Henry <kimberly.henry@lacity.org>, "Warren, Andrea" <Andrea.Warren@alston.com>, Chris Joseph <chris@ceqa-nepa.com>

Thank you, Stacie. Kimberly and I will review the documents and get back to you with any comments or questions.



Bradley Furuya, AICP
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Planning4LA.org
T: (213) 847-3642



[Quoted text hidden]

Warren, Andrea <Andrea.Warren@alston.com>

Fri, Apr 3, 2020 at 2:41 PM

To: Bradley Furuya <bradley.furuya@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>
Cc: Kimberly Henry <kimberly.henry@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>

Hi Bradley and Kimberly,

I hope this finds you both doing well and keeping safe. We just wanted to check in the Initial Study for the Barry Building demolition permit project. Please let us know if we can help answer any questions or provide any additional information as you continue your review.

Take care,

Andrea

Andrea Warren |213.576.2518

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Friday, March 20, 2020 5:07 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Cc: Kimberly Henry <kimberly.henry@lacity.org>; Warren, Andrea <Andrea.Warren@alston.com>; Chris Joseph <chris@ceqa-nepa.com>
Subject: Re: Barry Building - Draft Initial Study (Case No. ENV-2019-6645-EIR)

EXTERNAL SENDER – Proceed with caution

[Quoted text hidden]

Kimberly Henry <kimberly.henry@lacity.org>
To: andrea.warren@alston.com

Fri, Apr 3, 2020 at 2:41 PM

Hello,

Thank you for your email. I will be out of the office on Friday, April 3rd for my regular day off and will respond upon my return.

Thank you for your patience!

--

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org>
To: "Warren, Andrea" <Andrea.Warren@alston.com>
Cc: Stacie Henderson <stacie@ceqa-nepa.com>, Kimberly Henry <kimberly.henry@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, Alan Como <alan.como@lacity.org>

Fri, Apr 3, 2020 at 8:18 PM

Hi Andrea,

It's good to hear from you. I've copied my new supervisor, Alan Como, on this email. He and I are making progress in reviewing and commenting on both the Initial Study and technical reports. We will contact you if we have any questions or need additional information.

Stay safe,
Bradley



Bradley Furuya, AICP
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Los Angeles, CA 90012
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T: (213) 847-3642



[Quoted text hidden]

Kimberly Henry <kimberly.henry@lacity.org>
To: bradley.furuya@lacity.org

Fri, Apr 3, 2020 at 8:18 PM

Hello,

Thank you for your email. I will be out of the office on Friday, April 3rd for my regular day off and will respond upon my return.

Thank you for your patience!

--

[Quoted text hidden]

Warren, Andrea <Andrea.Warren@alston.com>
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Stacie Henderson <stacie@ceqa-nepa.com>, Kimberly Henry <kimberly.henry@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, Alan Como <alan.como@lacity.org>

Fri, Apr 3, 2020 at 8:32 PM

Hi Bradley,

Thanks so much for the update. We really appreciate it. We will wait for your feedback once you finish your review.

Hope you have a nice weekend.

Best,

[Quoted text hidden]

Warren, Andrea <Andrea.Warren@alston.com>
To: Bradley Furuya <bradley.furuya@lacity.org>, Kimberly Henry <kimberly.henry@lacity.org>, Alan Como <alan.como@lacity.org>
Cc: Stacie Henderson <stacie@ceqa-nepa.com>, Chris Joseph <chris@ceqa-nepa.com>

Fri, Apr 24, 2020 at 10:27 AM

Hi Bradley, Alan, and Kimberly –

I hope this still finds all of you well and staying safe.

We just wanted to check in again briefly on the Barry Building Initial Study. Please let us know if we can help answer any questions as you continue your review. We're hoping we can move forward with the next steps with an EIR as soon as possible.

Best,

Andrea

Andrea Warren |213.576.2518

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org>
To: "Warren, Andrea" <Andrea.Warren@alston.com>
Cc: Kimberly Henry <kimberly.henry@lacity.org>, Alan Como <alan.como@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>, Chris Joseph <chris@ceqa-nepa.com>

Fri, Apr 24, 2020 at 4:43 PM

Hi Andrea,

Alan and I are wrapping up our first review of the Initial Study. I don't believe that we have any questions at this time. We were also planning to check with Lambert and Ken from OHR to see if they wanted to look at the Initial Study before sending it back to you.

Take care,
Bradley



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Kimberly Henry <kimberly.henry@lacity.org>
 To: bradley.furuya@lacity.org

Fri, Apr 24, 2020 at 4:44 PM

Hello,

Thank you for your email. I will be out of the office on Monday, April 27th for my regular day off and will respond upon my return.

Thank you for your patience!

--

[Quoted text hidden]

Chris Joseph <chris@ceqa-nepa.com>
 To: Bradley Furuya <bradley.furuya@lacity.org>
 Cc: Andrea Warren <Andrea.Warren@alston.com>, Kimberly Henry <kimberly.henry@lacity.org>, Alan Como <alan.como@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>

Fri, Apr 24, 2020 at 4:46 PM

Bradley, thanks.

Chris

Chris Joseph

CAJA Environmental Services, LLC
 CEQA and NEPA Experts

C (310) 709-7263
 O (310) 469-6701
chris@ceqa-nepa.com
www.ceqa-nepa.com

Ask me about my book "Life is a Ride" to be released (hopefully) by the end of 2020.

Los Angeles Office
15350 Sherman Way, Suite 315
Van Nuys, CA 91406

Santa Monica Office
New Address
2453 Hill Street
Santa Monica, CA 90405

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Bradley Furuya, AICP
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Los Angeles, CA 90012

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T: (213) 847-3642

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<image013.png>

On Fri, Apr 3, 2020 at 2:41 PM Warren, Andrea <Andrea.Warren@alston.com> wrote:

Hi Bradley and Kimberly,

I hope this finds you both doing well and keeping safe. We just wanted to check in on the Initial Study for the Barry Building demolition permit project. Please let us know if we can help answer any questions or provide any additional information as you continue your review.

Take care,

Andrea

Andrea Warren |213.576.2518

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Friday, March 20, 2020 5:07 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Cc: Kimberly Henry <kimberly.henry@lacity.org>; Warren, Andrea <Andrea.Warren@alston.com>; Chris Joseph <chris@ceqa-nepa.com>
Subject: Re: Barry Building - Draft Initial Study (Case No. ENV-2019-6645-EIR)

EXTERNAL SENDER – Proceed with caution

Thank you, Stacie. Kimberly and I will review the documents and get back to you with any comments or questions.

<image031.jpg>

Bradley Furuya, AICP
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Los Angeles, CA 90012

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<image038.png>

Kimberly Henry

City Planner

Los Angeles City Planning

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<image043.png> <image044.png>

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Kimberly Henry <kimberly.henry@lacity.org>

Fri, Apr 24, 2020 at 4:46 PM

To: chris@ceqa-nepa.com

Hello,

Thank you for your email. I will be out of the office on Monday, April 27th for my regular day off and will respond upon my return.

Thank you for your patience!

**Kimberly Henry**

City Planner

Los Angeles City Planning

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T: (213) 847-3688

**Warren, Andrea** <Andrea.Warren@alston.com>

Fri, Apr 24, 2020 at 8:17 PM

To: Chris Joseph <chris@ceqa-nepa.com>, Bradley Furuya <bradley.furuya@lacity.org>

Cc: Kimberly Henry <kimberly.henry@lacity.org>, Alan Como <alan.como@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>

Hi Bradley,

Thanks so much for the update. We really appreciate it.

Any further input from Lambert and/or Ken would also be great.

Hope you have a nice weekend.

Best,

Andrea

Andrea Warren |213.576.2518

From: Chris Joseph <chris@ceqa-nepa.com>
Sent: Friday, April 24, 2020 4:47 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Warren, Andrea <Andrea.Warren@alston.com>; Kimberly Henry <kimberly.henry@lacity.org>; Alan Como <alan.como@lacity.org>; Stacie Henderson <stacie@ceqa-nepa.com>
Subject: Re: Barry Building - Draft Initial Study (Case No. ENV-2019-6645-EIR)

EXTERNAL SENDER – Proceed with caution

[Quoted text hidden]

Kimberly Henry <kimberly.henry@lacity.org>
To: andrea.warren@alston.com

Fri, Apr 24, 2020 at 8:17 PM

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Thank you for your patience!



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Kimberly Henry <kimberly.henry@lacity.org>

Barry Building

8 messages

Bradley Furuya <bradley.furuya@lacity.org>
 To: "Warren, Andrea" <andrea.warren@alston.com>
 Cc: Kimberly Henry <kimberly.henry@lacity.org>

Tue, Dec 17, 2019 at 4:38 PM

Hi Andrea,

Kimberly and I were hoping to check in with you later this week. Do you have a few minutes any time after 10:30 am on Friday 12/20?



Bradley Furuya, AICP
 City Planning Associate
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 221 N. Figueroa St., Suite 1350
 Los Angeles, CA 90012
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 T: (213) 847-3642



Warren, Andrea <Andrea.Warren@alston.com>
 To: Bradley Furuya <bradley.furuya@lacity.org>
 Cc: Kimberly Henry <kimberly.henry@lacity.org>

Tue, Dec 17, 2019 at 4:47 PM

Hi Bradley,

Yes, that would be great. I'm free anytime on Friday after 10:30, if there's a particular time that works best for you both.

Best,

Andrea

Andrea Warren |213.576.2518

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Tuesday, December 17, 2019 4:39 PM
To: Warren, Andrea <Andrea.Warren@alston.com>

Cc: Kimberly Henry <kimberly.henry@lacity.org>
Subject: Barry Building

EXTERNAL SENDER – Proceed with caution

[Quoted text hidden]

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Bradley Furuya <bradley.furuya@lacity.org>
To: "Warren, Andrea" <Andrea.Warren@alston.com>
Cc: Kimberly Henry <kimberly.henry@lacity.org>

Wed, Dec 18, 2019 at 9:20 AM

Great, let's do 10:30 am. We'll call you then.



Bradley Furuya, AICP
City Planning Associate
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T: (213) 847-3642



[Quoted text hidden]

Warren, Andrea <Andrea.Warren@alston.com>
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kimberly Henry <kimberly.henry@lacity.org>

Wed, Dec 18, 2019 at 9:22 AM

Sounds great. Thanks so much. Look forward to speaking on Friday.

[Quoted text hidden]

Warren, Andrea <Andrea.Warren@alston.com>
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kimberly Henry <kimberly.henry@lacity.org>

Fri, Dec 20, 2019 at 11:28 AM

Hi Kimberly and Bradley,

Here is my availability for the two weeks after New Years. I apologize this is a short list—I happen to have some travel out of the office those weeks. If these days don't work, I can definitely find more times the week of Jan. 20.

- **January 8th**: Anytime after 2 pm
- **January 13th**: Anytime between 9:30 am and 4:30 pm
- **January 14th**: Anytime between 11 and 4:30 pm

Hope you both have great holidays next week!

Best,

Andrea

Andrea Warren |213.576.2518

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Wednesday, December 18, 2019 9:20 AM

[Quoted text hidden]

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org>
 To: "Warren, Andrea" <Andrea.Warren@alston.com>
 Cc: Kimberly Henry <kimberly.henry@lacity.org>

Mon, Dec 23, 2019 at 9:50 AM

Hi Andrea,

Thank you for getting back to us with those dates and times. After coordinating with Lambert's schedule, Monday 1/13 at 10 am works best for us.

In what format were you thinking of doing your presentation? Our conference room has a touch screen board that you may use if that would be helpful. You'd just need to bring any digital files on a flash drive or be able to access them on the internet.

Have a great holiday season!



Bradley Furuya, AICP
 City Planning Associate
Los Angeles City Planning
 221 N. Figueroa St., Suite 1350
 Los Angeles, CA 90012
Planning4LA.org
 T: (213) 847-3642



[Quoted text hidden]

Warren, Andrea <Andrea.Warren@alston.com>

Mon, Dec 23, 2019 at 10:20 AM

To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kimberly Henry <kimberly.henry@lacity.org>

Hi Bradley,

That's great. Thanks so much for confirming. I will see you on 1/13 at 10 am. I won't have a formal presentation to run through, so no need for access to screen. I was planning to summarize the reports for you, running through the paper copies.

Look forward to see you after the new year. Hope you have a great few holidays weeks.

[Quoted text hidden]

Kimberly Henry <kimberly.henry@lacity.org>
To: andrea.warren@alston.com

Mon, Dec 23, 2019 at 10:20 AM

Hello,

Thank you for your email. I am currently out of the office and will be able to respond to your email when I return on **Monday, December 30th**.

Thank you for your patience!



Kimberly Henry
City Planner
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3688





Kimberly Henry <kimberly.henry@lacity.org>

Fwd: Work order number request for case number ENV-2019-6645-EIR

2 messages

Bradley Furuya <bradley.furuya@lacity.org>
 To: Kimberly Henry <kimberly.henry@lacity.org>

Mon, Dec 16, 2019 at 12:11 PM

----- Forwarded message -----

From: **Gina Ginete** <gina.ginete@lacity.org>
 Date: Mon, Dec 16, 2019 at 8:53 AM
 Subject: Work order number request for case number ENV-2019-6645-EIR
 To: Bradley Furuya <bradley.furuya@lacity.org>
 Cc: Livea Yeh <livea.yeh@lacity.org>, Rose Duroy <rose.duroy@lacity.org>, Rodel Dela Cruz <rodel.delacruz@lacity.org>, Michelle Chan <micelle.chan@lacity.org>

Hi Bradley,

Work Order for Case Number ENV-2019-6645-EIR was created in FMS. It is available now in D-Time.

E196645C

Paperwork with the billing information was attached for reference.

Thank you.



Gina Ginete
 Accountant
Los Angeles City Planning
 200 N. Spring St., Room 570
 Los Angeles, CA 90012
 Planning4LA.org
 T: (213) 978-0169 | F: (213) 978-2232



E-NEWS

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On Thu, Dec 12, 2019 at 2:09 PM Livea Yeh <livea.yeh@lacity.org> wrote:

Gina,

Please create a work order for the EIR case as soon as the Case# is amended to EIR from EAF.

Thanks.

Livea Yeh



Senior Management Analyst

Los Angeles City Planning

200 N. Spring St., Room 575

Los Angeles, CA 90012

Planning4LA.org

T: (213) 978-1268 |



E-NEWS

----- Forwarded message -----

From: Livea Yeh <livea.yeh@lacity.org>

Date: Thu, Dec 12, 2019 at 2:06 PM

Subject: Fwd: Work order number request for case number ENV-2019-6647-EAF

To: Bradley Furuya <bradley.furuya@lacity.org>

Cc: Kimberly Henry <kimberly.henry@lacity.org>

Bradley,

Applicant paid EIR fee. I suppose it's an EIR full cost recovery case so that you need to request a work order for billing.

However, this case was still indicated as an EAF in PCTS.

Please amend the case from EAF to EIR in PCTS and let me know when it's done so that I can move forward..

Thanks.

Property		Application		Case		Reconsideration	
Add New Case		Appeal					
Case No.:	ENV-2019-6645-EAF	Comm Pln Area:	Brentwood - Pacific Palisades	Case ID:	233487	APP ID:	191658
Primary Address:	11973 W SAN VICENTE BLVD , 90049	Cncl Dist No.:	11 View >>				
Project Description:	DEMOLITION OF AN EXISTING TWO-STORY APPROXIMATELY 13,300 SQUARE FOOT BUILDING. THE PROJECT D ... View >>>						
Invoice/Payment info associated with this case							
Invoice Nbr		Receipt					
60637		0104114084					
Environmental Case Information							
Case Number Renewed From / RV: Case Number Reviewed	<input type="text"/>						
GEO Team:	<input type="text"/> WEST/SOUTH						
Processing Unit:	<input type="text"/> Major Projects						
Staff Member Assigned:	BRADLEY FURUYA						
Case Filed On	<input type="text"/> 11/06/2019						
CP Review:	<input type="text"/>						
Case File Sent by Counter:	<input type="text"/> 11/07/2019						
Case File Received from Counter:	<input type="text"/> 11/13/2019						
Acceptance Date:	<input type="text"/>						
Publication Date:	<input type="text"/>						
Publication End Date:	<input type="text"/>						
ENV Last Day to Appeal:	<input type="text"/>						
ENVAppealed:	No						
ENV Terminated:	<input type="text"/> NO						
ENV Clearance Date:	<input type="text"/>						
Expedited Case:	<input type="text"/> NO						
Exp. Fee Clearance Date:	<input type="text"/>						
Incidental Case to Tract filing	<input type="text"/> NO						
Full Cost Recovery:	<input type="text"/> NO						
Last Updated By: KIMBERLY HENRY on 12/04/2019 at 08:48 AM							
Created By: ANNA VAN on 11/06/2019 at 02:02 PM							
Additional Information:							
Add New Comment							

Livea Yeh

Senior Management Analyst

Los Angeles City Planning



200 N. Spring St., Room 575
 Los Angeles, CA 90012
 Planning4LA.org
 T: (213) 978-1268 |
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----- Forwarded message -----

From: **Bradley Furuya** <bradley.furuya@lacity.org>
 Date: Tue, Dec 3, 2019 at 1:41 PM
 Subject: Work order number request for case number ENV-2019-6647-EAF
 To: Livea Yeh <livea.yeh@lacity.org>

Hi Livea,

Please find attached a work order number request form, invoice, and EAF form for the above case number. There is no Master Land Use Application because there is no entitlement associated with the ENV case. Please let me know if you need any additional information.



Bradley Furuya, AICP
 City Planning Associate
Los Angeles City Planning
 221 N. Figueroa St., Suite 1350
 Los Angeles, CA 90012
 Planning4LA.org
 T: (213) 847-3642

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E196645C.pdf
 2015K

Kimberly Henry <kimberly.henry@lacity.org>
 To: Bradley Furuya <bradley.furuya@lacity.org>

Tue, Jan 14, 2020 at 1:46 PM



Kimberly Henry
 City Planner
Los Angeles City Planning
 221 N. Figueroa St., Suite 1350
 Los Angeles, CA 90012
 Planning4LA.org
 T: (213) 847-3688

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E196645C.pdf
 2015K

WORK ORDER NUMBER REQUEST FORM

WO2019
12129-339

CHECK ALL APPLICABLE: Work Order Number Task Subtask

Requested By: Bradley Furuya
Division: Major Projects

Date: 12/06/19
Phone #: (213) 847-3642

Justification: Full cost recovery case

1	Case Number:	ENV-2019-6645- EAF GIR	E19664NC
2	Project Code:	Environmental - 3006	
3	Work Order Title:	11973 San Vicente Blvd. - Barry Building	
4	Effective Date:	12/06/19	12/9/19
5	Community Plan (if applicable):	Brentwood - Pacific Palisades	
6	Full Cost Recovery case?	<input checked="" type="checkbox"/> Yes	If yes, enter Application Inv. No. 60637 ✓
7	Special Reimbursement Project?	-	If yes, complete 7a or 7b below:
7a	External Funding Source?	-	-Select-
7b	City Funding Source?	-	

Specify

8 BILLING INFORMATION - If yes on 6 or 7a

The billing party is responsible to pay all costs for processing the above development project including any costs accrued during appeal(s) of the subject case(s).

Applicant Name	11973 San Vicente, LLC	
Address	300 S. Grand Ave. 37th Floor	
	Los Angeles, CA 90071	

9	Task and Subtask - Most projects will utilize existing Task and Subtask codes. If your project requires a new Task or Subtask please provide the following information:	
9a	Justification:	
9b	Task Description:	
9c	Subtask Description:	

APPROVED BY: Janet
Supervisor Signature

DECEMBER 3, 2019

Date

Please note that in order to process a Full Cost Recovery Work Order Number, a copy of the Master Application and Receipt must accompany the request. Submit this form and supporting documents to Livea Yeh in Accounting and Purchasing, Room 570, or by e-mail to livea.yeh@lacity.org

FISCAL MANAGEMENT – USE ONLY

Approved by _____

Not Approved _____ Reason _____



Los Angeles City Planning Case Tracking System

Welcome: GINA
Version : 70 - 4.0.0

myPCTS
Search
Fee Estimator
Reports
Help
Sign Out

Property
Application
Case

Add New Case

Case No.: ENV-2019-6645-EIR

Comm Pln Area: Brentwood - Pacific Palisades

Primary Address: 11973 W SAN VICENTE BLVD , 90049

Cncl Dist No.: 11 [view >>](#)

Project Description: DEMOLITION OF AN EXISTING TWO-STORY APPROXIMATELY 13,300 SQUARE FOOT BUILDING. THE PROJECT D ...

[view >>](#)

Previous Case Number(s): ENV-2019-6645-EAF
[View](#)

Invoice Nbr
Receipt

[60637](#)
[0104114084](#)

Environmental Case Information

[Update](#)

[EIR Cases Status Report](#)

Case Number
Renewed From /
RV: Case Number
Reviewed

EIR Required Date:
EIR Notice of Prep. Start Date:
EIR Notice of Prep. End Date:
Scoping Meeting Date: Meeting Required
1st DEIR Date: (DCP Started)

GEO Team: [WEST/SOUTH](#)

EIR Notice of Completion Date:
DEIR Circulation Start Date:
DEIR Circulation End Date: 12 00 AM
 *Activate Online Public Comments:
 *DEIR Project Name: (200 characters max)

Processing Unit: [Major Projects](#)

EIR Description: (2000 characters max)
1st FEIR Date: (DCP Started)
FEIR Distribution Date:
Termination Date:

Staff Member Assigned: BRADLEY FURUYA

DEIR Project Description: (2000 characters max)
Map Requested Date:
Map Completed Date:
BOE Reference Number:
EDITS Case Number:

Case Filed On: 11/06/2019

Map Requested Date:
Map Completed Date:
BOE Reference Number:
EDITS Case Number:

ENV Last Day to Appeal:

DEIR Project Description: (2000 characters max)
Map Requested Date:
Map Completed Date:
BOE Reference Number:
EDITS Case Number:

ENVAppealed: No

DEIR Project Description: (2000 characters max)
Map Requested Date:
Map Completed Date:
BOE Reference Number:
EDITS Case Number:

Expedited Case: [NO](#)

DEIR Project Description: (2000 characters max)
Map Requested Date:
Map Completed Date:
BOE Reference Number:
EDITS Case Number:

Exp. Fee Clearance Date:

DEIR Project Description: (2000 characters max)
Map Requested Date:
Map Completed Date:
BOE Reference Number:
EDITS Case Number:

Full Cost Recovery: [YES](#)

DEIR Project Description: (2000 characters max)
Map Requested Date:
Map Completed Date:
BOE Reference Number:
EDITS Case Number:

Letter Sent to Tribes Date:

DEIR Project Description: (2000 characters max)
Map Requested Date:
Map Completed Date:
BOE Reference Number:
EDITS Case Number:

Consultation Requested by Tribes: Fernandeño Tataviam Band of Mission Indians (1019 2nd Street, Ste. 1, San Fernando, CA 91340)

Gabrieleño Band of Mission Indians – Kizh Nation (P.O. Box 393, Covina, CA 91723)

Gabrielino Tongva Indians of California Tribal Council (P.O. Box 490, Bellflower, CA 90707)

Gabrielino-Tongva Tribe (23454 Vanowen Street, West Hills, CA 91307)

Gabrielino/Tongva Nation (P.O. Box 86908, Los Angeles, CA 90086)

Gabrielino/Tongva Nation (106 1/2 Judge John Aiso St., #231, Los Angeles, CA 90012)

Gabrielino/Tongva San Gabriel Band of Mission Indians (P.O. Box 693, San Gabriel, CA 91778)

San Fernando Band of Mission Indians (P.O. Box 221838, Newhall, CA 91322)

Soboba Band of Luiseño Indians (P.O. Box 487, San Jacinto, CA 92581)

Torres Martinez Desert Cahuilla Indians (P.O. Box 1160, Thermal, CA 92274)

[Additional Information:](#)

Office: Downtown
Return to Planning Copy
Application Invoice No: 60637



6800P60637

City of Los Angeles
Department of City Planning



Scan this QR Code® with a barcode reading app on your Smartphone.
Bookmark page for future reference.

City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant: 11973 SAN VICENTE, LLC (213-6200460)
Representative: ALSTON & BIRD - WARREN, ANDREA (213-5762518)
Project Address: 11973 W SAN VICENTE BLVD, 90049

NOTES:

ENV-2019-6645-EAF ✓

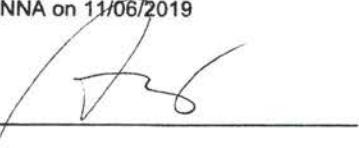
Item	Fee	%	Charged Fee
EIR Initial Deposit *	\$11,000.00	100%	\$11,000.00
Case Total			\$11,000.00

Item	Charged Fee
*Fees Subject to Surcharges	\$11,000.00
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$11,000.00
Expediting Fee	\$0.00
Development Services Center Surcharge (3%)	\$330.00
City Planning Systems Development Surcharge (6%)	\$660.00
Operating Surcharge (7%)	\$770.00
General Plan Maintenance Surcharge (7%)	\$770.00
Grand Total	\$13,530.00
Total Invoice	\$13,530.00
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$13,530.00

Council District: 11

Plan Area: Brentwood - Pacific Palisades

Processed by VAN, ANNA on 11/06/2019

Signature: 



Kimberly Henry <kimberly.henry@lacity.org>

Re: Barry Building in Brentwood

6 messages

Lambert Giessinger <lambert.giessinger@lacity.org>

Wed, Mar 11, 2020 at 11:13 AM

To: Len Nguyen <len.nguyen@lacity.org>

Cc: Melissa Jones <melissa.jones@lacity.org>, Bradley Furuya <bradley.furuya@lacity.org>, Kimberly Henry <kimberly.henry@lacity.org>

Hi Len,

Yes, we can have a meeting. I've looped-in Kimberly Henry and Bradley Furuya of Major Projects who are working on the EIR. I have availability on Friday March 20, if that works for you and the others.

Lambert

On Thu, Mar 5, 2020, 1:46 PM Len Nguyen <len.nguyen@lacity.org> wrote:

Lambert & Melissa,

Do you have any time in the near future to sit down to discuss the Barry Building? I am told the owner applied for a demo permit.

Thanks,

Len Nguyen

Senior Planning Deputy

Councilmember Mike Bonin

City of Los Angeles

213-473-7011 | www.11thdistrict.com



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Kimberly Henry <kimberly.henry@lacity.org>

Wed, Mar 11, 2020 at 1:07 PM

To: Lambert Giessinger <lambert.giessinger@lacity.org>

Cc: Len Nguyen <len.nguyen@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, Bradley Furuya <bradley.furuya@lacity.org>

I will be out of the office on Friday, March 20.



Kimberly Henry

City Planner

Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3688



[Quoted text hidden]

Lambert Giessinger <lambert.giessinger@lacity.org>

Fri, Mar 13, 2020 at 4:25 PM

To: Bradley Furuya <bradley.furuya@lacity.org>, Kimberly Henry <kimberly.henry@lacity.org>

Cc: Len Nguyen <len.nguyen@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

Bradley- can we go ahead without Kimberly next Friday at 11:00 AM? Len said he can come to Fig Plaza. Thanks



Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648



[Quoted text hidden]

Len Nguyen <len.nguyen@lacity.org>

Wed, Mar 18, 2020 at 11:31 AM

To: Lambert Giessinger <lambert.giessinger@lacity.org>

Cc: Bradley Furuya <bradley.furuya@lacity.org>, Kimberly Henry <kimberly.henry@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

Actually, I need to postpone Friday. I am sorry but CD11 is canceling in person meetings for the next two weeks. Will be in touch in two weeks.

Regards,

Len Nguyen

Senior Planning Deputy
Councilmember Mike Bonin
City of Los Angeles
213-444-3508 | www.11thdistrict.com



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[Quoted text hidden]

Kimberly Henry <kimberly.henry@lacity.org>

Wed, Mar 18, 2020 at 11:59 AM

To: Len Nguyen <len.nguyen@lacity.org>

Cc: Lambert Giessinger <lambert.giessinger@lacity.org>, Bradley Furuya <bradley.furuya@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

Hi Len,

Thank you for the update. We will wait to hear back from you for rescheduling.

Best,
Kimberly

**Kimberly Henry**

City Planner

Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3688

**E-NEWS**

[Quoted text hidden]

Lambert Giessinger <lambert.giessinger@lacity.org>

Wed, Mar 18, 2020 at 12:56 PM

To: Len Nguyen <len.nguyen@lacity.org>

Cc: Bradley Furuya <bradley.furuya@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, Kimberly Henry <kimberly.henry@lacity.org>

Thanks Len. Keep us posted on rescheduling.

**Lambert Giessinger**

Architect

Los Angeles City Planning

221 N. Figueroa Street, Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3648

**E-NEWS**

[Quoted text hidden]



523 West Sixth Street, Suite 826
Los Angeles, CA 90014

213 623 2489 OFFICE
213 623 3909 FAX
laconservancy.org

December 21, 2020

Sent Electronically

Mr. Bradley Furuya
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Room 1350
Los Angeles, CA 90012
Email: Bradley.furuya@lacity.org

RE: Notice of Preparation for the 11973 San Vicente Boulevard
Project Draft Environmental Impact Report

Dear Mr. Furuya:

On behalf of the Los Angeles Conservancy, I am writing to comment on the Notice of Preparation (NOP) for the 11973 San Vicente Boulevard Project. The subject property, also known as the Barry Building, is Historic-Cultural Monument (HCM) #887.

The Los Angeles Conservancy is extremely concerned by the proposed demolition of a designated HCM for no other reason than to clear the lot without an identified replacement project. Such action creates a dangerous precedent and incentivizes future property owners from pursuing similar outcomes, as well as encouraging demolition by neglect. Should the City of Los Angeles approve the proposed demolition of this HCM without a replacement project, it will severely erode protections upheld by **the City's** historic preservation program and result in a potential circumvention of the California Environmental Quality Act (CEQA).

I. 11973 San Vicente Boulevard, known as the Barry Building, is a designated Historic-Cultural Monument.

Completed in 1951 and designed by local architect Milton Caughey for owner David Barry. The Barry Building is an excellent example of Mid-Century Modern commercial architecture. The building incorporates elements of the International Style, that include an elevated second story, clean lines, a horizontal orientation, and an interior courtyard with cantilevered stairways.



In 2007, the City of Los Angeles designated the Barry Building as Historic-Cultural Monument #887 because it is an excellent and intact example of Mid-Century Modern Architecture.

II. Demolition by neglect is being used as a tactic to circumvent historic preservation regulations and CEQA.

For over ten years the property owners, that includes Charles T. Munger, has sought to demolish the historic Barry Building. Redevelopment plans have varied from condominiums to retail complexes, and each of these iterations have included the complete demolition of HCM #887.

In 2012, the City released its Final EIR for the Green Hollow Square Project, which called for the demolition of the Barry Building as well as altering the Coral Tree Median (HCM #148). Countless neighborhood advocates voiced their opposition to the project which prompted then Councilmember Bill Rosendahl to voice his opposition. Throughout the EIR process a clear preservation alternative emerged that would have allowed for the retention and reuse of the Barry Building alongside proposed new development. The owner rejected this despite its meeting a majority of identified project objectives. Unwilling to compromise or consider alternatives, in 2013 the owners requested to withdraw their zoning entitlements request, thus ending the proposed Green Hollow Square Project.

In 2016, the property owners used seismic concerns as a means to evict its commercial tenants. Since their eviction the property has remained boarded up and neglected. Overtime, character defining features that included metal window shutters have been removed or disappeared from the property. **This action was not approved or reviewed by the City's Office of Historic Resources staff.**

Such actions are undoubtedly demolition by neglect which occurs when property owners intentionally allow a historic property to suffer severe deterioration, potentially beyond the point of repair. Property owners who take this approach often use it as a means to circumvent historic preservation regulations and to later justify total demolition of historic resources. Should the City reward this behavior by granting demolition, it is setting a dangerous precedent for future proposed demolitions of Los Angeles's historic resources. Such actions are occurring with greater frequency so we urge the City to stand firm in this case and pursue actionable demolition by neglect deterrents.

III. Alternatives to the proposed demolition of the Barry Building must be considered.

A key policy under the California Environmental Quality Act (CEQA) is the lead agency's duty to "take all action necessary to provide the people of this state with historic environmental qualities and preserve for future generations examples of major periods of California history."¹ To this end, CEQA "requires public agencies to deny approval of a project with significant adverse

¹Public Resource Code, Sec. 21001 (b), (c).



effects when feasible alternatives or feasible mitigation measures can substantially lessen such effects.”² The fact that an environmentally superior alternative may be more costly or fails to meet all project objectives does not necessarily render it infeasible under CEQA.³ Reasonable alternatives must be considered “even if they substantially impede the project or are more costly.”⁴ Likewise, findings of alternative feasibility or infeasibility must be supported by substantial evidence.⁵

Demolition of the Barry Building without a replacement project is a blatant violation of CEQA. The proposed project is completely unnecessary and an effort to circumvent historic preservation regulation for its **future development. It is the City’s duty as the lead agency to deny the proposed project as stated by CEQA law.**

As with the proposed Green Hollow Square Project, a preservation alternative remains feasible for the applicant. Such an alternative works in tandem with new development. Historic Preservation and new development are not mutually exclusive. Successful preservation for the Barry Building is a “win-win” solution whereby the historic building can be rehabilitated and sensitive new development may occur on the vacant portion of the parcel.

IV. Conclusion

The Conservancy strongly opposes the demolition of the historic Barry Building HCM #887. The proposed demolition with no replacement project is in strict violation of CEQA law and therefore must be denied by the lead agency. For nearly a decade the Conservancy has advocated for “win-win” solutions for the Barry Building and we remain committed to this outcome.

The Conservancy urges the City of Los Angeles to reconsider its current environmental review process for this proposal as a replacement project is necessary, in addition to the full exploration of adaptive reuse alternatives. The proposed demolition of the Barry Building is unnecessary and will create a harmful precedent. Such a precedent undermines all efforts of the **Office of Historic Resources and the City’s historic preservation program**

The Conservancy welcomes an opportunity to work with the City and the applicant to determine how potential preservation alternatives and a “win-win” outcome can be achieved.

About the Los Angeles Conservancy:

The Los Angeles Conservancy is the largest local historic preservation organization in the United States, with nearly 5,000 members throughout the Los Angeles area. Established in 1978, the

² *Sierra Club v. Gilroy City Council* (1990) 222 Cal.App.3d 30, 41; also see Public Resources Code §§ 21002, 21002.1.

³ Guideline § 15126.6(a).

⁴ *San Bernardino Valley Audubon Soc'y v. County of San Bernardino* (1984), 155 Cal.App.3d 738, 750; Guideline § 15126(d)(1).

⁵ Public Resources Code § 21081.5.



Conservancy works to preserve and revitalize the significant architectural and cultural heritage of Los Angeles County through advocacy and education.

Please do not hesitate to contact me at (213) 430-4203 or afine@laconservancy.org should you have any questions or concerns.

Sincerely,



Adrian Scott Fine
Director of Advocacy



Subject: FW: Barry Building - Technical Reports

From: "Casey, Ed" <Ed.Casey@alston.com>

Date: 6/3/2020, 4:00 PM

To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

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Partner, **Alston & Bird LLP**

333 South Hope Street, 16th Floor

Los Angeles, CA 90071

Direct: 213.576.1005 | Office: 213.576.1000 | Cell: 818.203.0499

ed.casey@alston.com | [Bio](#)

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Sent: Wednesday, June 3, 2020 3:33 PM

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Cc: Ramos, Yolie <Yolie.Ramos@alston.com>

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Date: 6/11/2020, 10:38 AM

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Sent: Thursday, June 11, 2020 10:30 AM

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Los Angeles, CA 90012

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T: (213) 847-3634

--
* For appointments, please contact Darlene Navarrete at (213) 847-3683 or Darlene.Navarrete@lacity.org



Luciralia Ibarra

Principal City Planner

Citywide - Major Projects/CEQA Policy

Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3634

Subject: Barry Building
From: "Casey, Ed" <Ed.Casey@alston.com>
Date: 6/23/2020, 9:49 AM
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Luci—just checking in to see if Planning has made a decision on the scope of peer review for infeasibility study regarding the Barry Building. Thanks

Ed Casey
Partner, **Alston & Bird LLP**
333 South Hope Street, 16th Floor
Los Angeles, CA 90071
Direct: 213.576.1005 | Office: 213.576.1000 | Cell: 818.203.0499
ed.casey@alston.com | [Bio](#)

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Subject: RE: Barry Building
From: "Casey, Ed" <Ed.Casey@alston.com>
Date: 7/13/2020, 2:37 PM
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Sorry for being a pest, but wanted to check in on status of peer review issue. Thanks

Ed Casey
Partner, **Alston & Bird LLP**
333 South Hope Street, 16th Floor
Los Angeles, CA 90071
Direct: 213.576.1005 | Office: 213.576.1000 | Cell: 818.203.0499
ed.casey@alston.com | [Bio](#)

From: Casey, Ed
Sent: Tuesday, June 23, 2020 9:49 AM
To: 'Luciralia Ibarra' <luciralia.ibarra@lacity.org>
Subject: Barry Building

Luci—just checking in to see if Planning has made a decision on the scope of peer review for infeasibility study regarding the Barry Building. Thanks

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Subject: RE: Barry Building
From: "Casey, Ed" <Ed.Casey@alston.com>
Date: 7/14/2020, 3:09 PM
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Thanks Luci. Has a decision been made about scope of third party review? In other words, will third party review of all 5 technical reports be necessary?

Also, since I have worked with Kathy and John on many other matters, is it okay if I call them to discuss the matter? (I already gave them an in-person briefing months ago when I first brought the tech reports to the City.) I know you have a lot of other matters on your plate

Ed Casey
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ed.casey@alston.com | [Bio](#)

From: Luciralia Ibarra <luciralia.ibarra@lacity.org>
Sent: Tuesday, July 14, 2020 3:06 PM
To: Casey, Ed <Ed.Casey@alston.com>
Subject: Re: Barry Building

EXTERNAL SENDER – Proceed with caution

Hi Ed,
I apologize for the delay on my part. The City Attorneys have reviewed the materials, but we will be relying on the third party expert to determine the adequacy of the technical reports and findings. I have checked in with John Fox and Kathy Phelan about the Letter Agreement for that third party review and will follow up with you once we get direction on how to get that started.
- Luci

On Mon, Jul 13, 2020 at 2:37 PM Casey, Ed <Ed.Casey@alston.com> wrote:

Sorry for being a pest, but wanted to check in on status of peer review issue. Thanks

Ed Casey
Partner, **Alston & Bird LLP**
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ed.casey@alston.com | [Bio](#)

From: Casey, Ed
Sent: Tuesday, June 23, 2020 9:49 AM
To: 'Luciralia Ibarra' <luciralia.ibarra@lacity.org>

Subject: Barry Building

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Subject: Re: Barry Building
From: Luciralia Ibarra <luciralia.ibarra@lacity.org>
Date: 7/14/2020, 3:05 PM
To: "Casey, Ed" <Ed.Casey@alston.com>

Hi Ed,

I apologize for the delay on my part. The City Attorneys have reviewed the materials, but we will be relying on the third party expert to determine the adequacy of the technical reports and findings. I have checked in with John Fox and Kathy Phelan about the Letter Agreement for that third party review and will follow up with you once we get direction on how to get that started.

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Communication from Public

Name:

Date Submitted: 02/16/2026 08:48 AM

Council File No: 25-1518

Comments for Public Posting: Please add document "Upload 5 - LA CPD" to council file 25-1518.

Appendix A-1: Transportation Assessment

Appendix A-2:
LADOT Assessment Letter

Appendix B:

Noise Technical Report

Appendix C:

Air Quality Technical Report

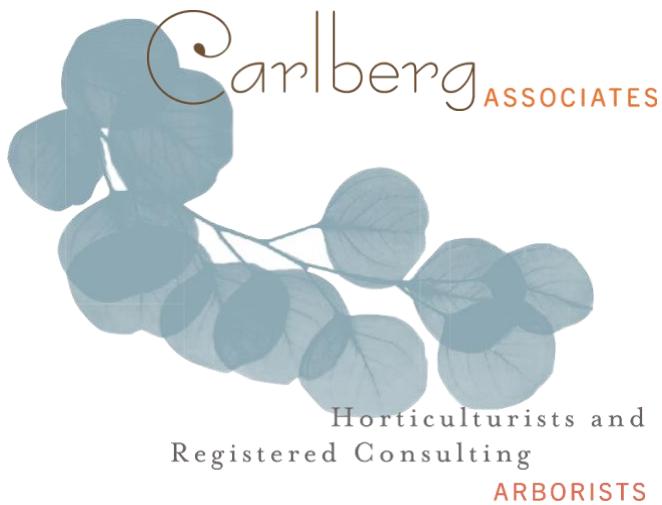
Appendix D: Site Logistics Plan

Appendix E-1:
No Further Action Letter

Appendix E-2:
Well Abandonment Report

Appendix F: Historic Memo

Appendix A: Tree Report



**CITY OF LOS ANGELES TREE REPORT
11973 SAN VICENTE BOULEVARD
LOS ANGELES, CALIFORNIA 90049**

SUBMITTED TO:

**ANDREA S. WARREN, SENIOR ASSOCIATE
ALSTON & BIRD LLP
333 SOUTH HOPE STREET, 16TH FLOOR
LOS ANGELES, CALIFORNIA 90071**

PREPARED BY:

**CY CARLBERG
ASCA REGISTERED CONSULTING ARBORIST #405
ISA CERTIFIED ARBORIST #WE 0575A
ISA QUALIFIED TREE RISK ASSESSOR
CAUFC CERTIFIED URBAN FORESTER #013**

**JAMES SANCHEZ
ISA CERTIFIED ARBORIST #WE 9883A
ISA QUALIFIED TREE RISK ASSESSOR
CERTIFIED ENVIRONMENTAL HORTICULTURIST**

Santa Monica Office
828 Fifth Street, Suite 3
Santa Monica, California 90403
Office: 310.451.4804

Sierra Madre Office
80 West Sierra Madre Boulevard, #241
Sierra Madre, California 91024
Office: 626.428.5072



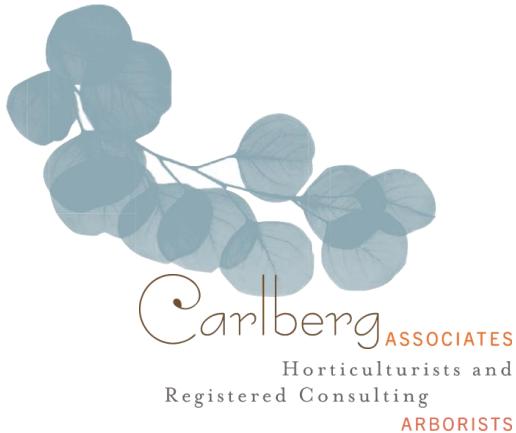
**FEBRUARY 29, 2020
REV. NOVEMBER 2, 2020**

www.cycarlberg.com

CITY OF LOS ANGELES TREE REPORT

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RESUMES	7



February 29, 2020 (rev. November 2, 2020)

Andrea S. Warren
Alston & Bird LLP
333 South Hope Street, 16th Floor
Los Angeles, California 90071

Re: The Barry Building - 11973 San Vicente Boulevard, Los Angeles, California 90049

Dear Ms. Warren,

This letter addresses our office's site visit of February 21, 2020 to the property known as The Barry Building, located at 11973 San Vicente Boulevard in Los Angeles, California. We were retained to visit the property and determine if any trees considered protected by the City of Los Angeles Tree Preservation Ordinance No. 177.44 were present. ***None of the private property species are considered protected by the ordinance.*** We inventoried four non-protected palm trees that are of "significant" size as defined by the City of Los Angeles Planning Department. The two City of Los Angeles rights-of-way trees in front of the building on San Vicente Boulevard were also inventoried but are not be affected by the project. The table on the following page sets forth the data for the four private property trees and two City rights-of-way trees. There are a number of trees and palms on the property that do not meet the size threshold for "significant." For clarification, the graphic on page 6 illustrates this plant material.

Please feel welcome to contact me at our Santa Monica office if you have any immediate questions or concerns.

Respectfully submitted,

Cy Carlberg, Registered Consulting Arborist
Principal, Carlberg Associates

Santa Monica Office
cy@cycarlberg.com



Santa Monica Office
828 Fifth Street, Suite 3
Santa Monica, California 90403
Office: 310.451.4804

Sierra Madre Office
80 West Sierra Madre Boulevard, #241
Sierra Madre, California 91024
Office: 626.428.5072

www.cycarlberg.com

TABLE 1 – TREE INVENTORY

Tree #	Common Name	Botanical Name	*Dbh(s) at 4.5 feet (inches)	Height (feet)	Canopy Spread (feet) NS/EW	Health Grade	Structure Grade	Protected Tree Y/N	Comments
1	Mexican fan palm	<i>Washingtonia robusta</i>	**BT-40'	45	10 x 10	B	B	No	slight crook in trunk halfway up
2	Chinese windmill palm	<i>Trachycarpus fortunei</i>	BT-20'	25	6 x 6	B	B	No	water stress, drying fronds, in planter
3	king palm	<i>Archontophoenix cunninghamiana</i>	BT-30'	35	6 x 6	B-	A	No	water stress, drying fronds, in planter
4	queen palm	<i>Syagrus romanzoffiana</i>	BT-35'	42	20 x 20	B	A	No	water stress, drying fronds, in planter
ST-5	London plane	<i>Platanus x acerifolia</i>	9	20	16 x 16	B	B	Yes	City of Los Angeles right-of-way tree
ST-6	London plane	<i>Platanus x acerifolia</i>	8	20	14 x 16	B	B	Yes	City of Los Angeles right-of-way tree

* dbh – diameter at breast height. A forestry term describing a tree trunk's diameter measured at 4.5 feet above grade. Often used as a representation of tree size.

** BT – brown trunk. Because palms do not typically increase in trunk size with age, they are measured by their 'brown trunk' height – the distance between grade and the newest emerging palm spear.



EXHIBIT A - AERIAL IMAGE OF SUBJECT PROPERTY



Aerial image of subject property
11973 San Vicente Boulevard, Los Angeles
Image Source: Zimas



EXHIBIT B - REDUCED COPY OT TREE LOCATION MAP

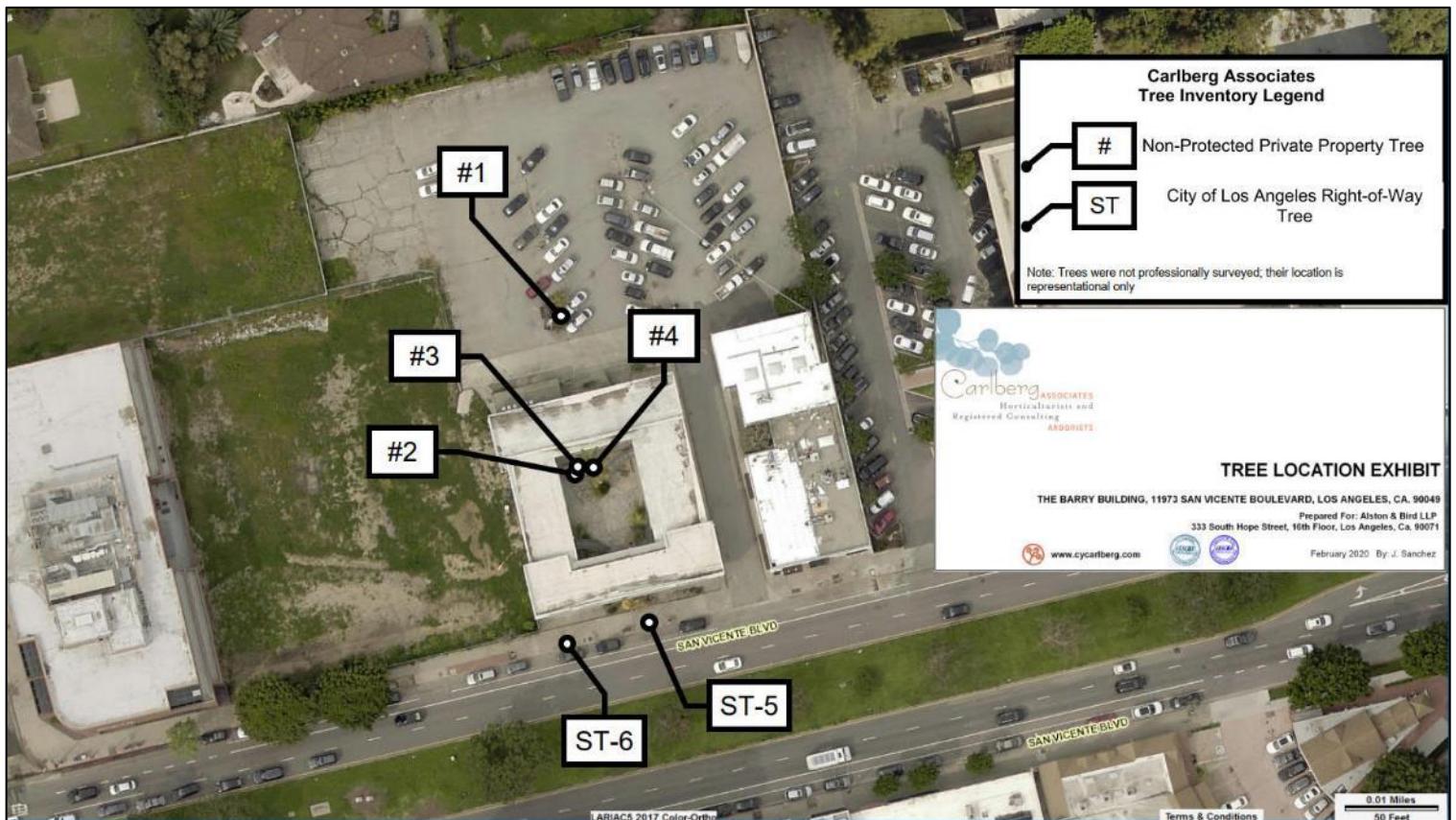


EXHIBIT C – CAPTIONED TREE PHOTOGRAPHS



EXHIBIT D – GRAPHIC SHOWING TREES/PALMS NOT MEETING THE THRESHOLD OF
'SIGNIFICANT' STATUS



Showing the undersized trees and palms in front of
the property (facing San Vicente Boulevard).



CY CARLBERG

CARLBERG ASSOCIATES

2402 California Avenue, Santa Monica, California 90403
 (310) 453-TREE
 cy@cycarlberg.com

<u>Education</u>	B.S., Landscape Architecture, California State Polytechnic University, Pomona, 1985 Graduate, Arboricultural Consulting Academy, American Society of Consulting Arborists, Chicago, Illinois, February 2002 Graduate, Municipal Forestry Institute, Lied, Nebraska, 2012
<u>Experience</u>	Consulting Arborist, Carlberg Associates, 1998-present Manager of Grounds Services, California Institute of Technology, Pasadena, 1992-1998 Director of Grounds, Scripps College, Claremont, 1988-1992
<u>Certificates</u>	Certified Arborist (#WE-0575A), International Society of Arboriculture, 1990 Registered Consulting Arborist (#405), American Society of Consulting Arborists, 2002 Certified Urban Forester (#013), California Urban Forests Council, 2004 Certified Tree Risk Assessor (#1028), International Society of Arboriculture, 2011

AREAS OF EXPERTISE

Ms. Carlberg is experienced in the following areas of tree management and preservation:

- Tree health and risk assessment
- Master Planning
- Tree inventories and reports to satisfy jurisdictional requirements
- Expert Testimony
- Post-fire assessment, valuation, and mitigation for trees and native plant communities
- Value assessments for native and non-native trees
- Pest and disease identification
- Guidelines for oak preservation
- Selection of appropriate tree species
- Planting, pruning, and maintenance specifications
- Tree and landscape resource mapping – GPS, GIS, and AutoCAD
- Planning Commission, City Council, and community meetings representation

PREVIOUS CONSULTING EXPERIENCE

Ms. Carlberg has overseen residential and commercial construction projects to prevent damage to protected and specimen trees. She has thirty-five years of experience in arboriculture and horticulture and has performed tree health evaluation, value and risk assessment, and expert testimony for private clients, government agencies, cities, school districts, and colleges. Representative clients include:

The Huntington Library and Botanical Gardens	The City of Claremont
The Los Angeles Zoo and Botanical Gardens	The City of Beverly Hills
The Rose Bowl and Brookside Golf Course, Pasadena	The City of Pasadena
Walt Disney Concert Hall and Gardens	The City of Los Angeles
The Art Center College of Design, Pasadena	The City of Santa Monica
Pepperdine University	Santa Monica/Malibu Unified School District
Loyola Marymount University	San Diego Gas & Electric
The Claremont Colleges (Pomona, Scripps, CMC, Harvey Mudd, Claremont Graduate University, Pitzer, Claremont University Center)	Los Angeles Department of Water and Power
Quinn, Emanuel, Urquhart and Sullivan (attorneys at law)	Rancho Santa Ana Botanic Garden, Claremont
	Latham & Watkins, LLP (attorneys at law)

AFFILIATIONS

Ms. Carlberg serves with the following national, state, and community professional organizations:

- California Urban Forests Council, Board Member, 1995-2006
- Street Tree Seminar, Past President, 2000-present
- American Society of Consulting Arborists Academy, Faculty Member, 2003-2005, 2014
- American Society of Consulting Arborists, Board of Directors, 2013-Present
- Member, Los Angeles Oak Woodland Habitat Conservation Strategic Alliance, 2010-present



JAMES SANCHEZ
CARLBERG ASSOCIATES

828 Fifth Street, Suite 3, Santa Monica, California 90403
james@cycarlberg.com • m: 310.924.2246 • www.cycarlberg.com

Education Graduate, Environmental Horticulture Program, El Camino College, Torrance, California, 2002
Graduate, Hawthorne High School, Hawthorne, California, 1995

Experience Staff Arborist, Carlberg Associates, 2015-present
Staff Arborist, Approved Tree Care, 2014-2015
Community Forester, Tree Musketeers, 2010-2014
Interior Plant Technician, Reliable Plant Service, 2008-2009
Exterior Plant Technician, Inner Gardens, 2006-2007
Exterior Plant Lead, Rolling Greens Nursery, 2005-2006
Nursery Foremen, Big Seven Nursery, 2001-2003

Certificates Qualified Tree Risk Assessor, International Society of Arboriculture, 2017
Certified Arborist (#WE-9883A), International Society of Arboriculture, 2012
Environmental Horticulture Certificate, El Camino College, 2002

AREAS OF EXPERTISE

Mr. Sanchez is experienced in the following areas of tree management and preservation:

- Tree health assessment
- Tree inventories and reports to satisfy jurisdictional requirements
- Pest and disease identification
- Selection of appropriate tree species
- Planting, pruning, and maintenance specifications
- Working with community and city leaders in large tree planting programs

PREVIOUS CONSULTING EXPERIENCE

Mr. Sanchez has performed tree inventories, health evaluations, and impact analyses for private developers, architects, engineers, and homeowners. He has over 14 years of experience in arboriculture and is trained in environmental horticulture. Representative clients include:

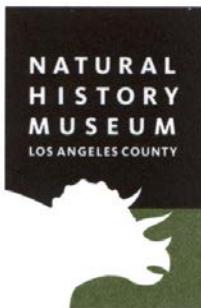
City of Pasadena	City of LA – Department of Water & Power
City of South Gate	Claremont Golf Course
Metropolitan Transit Authority	The New Home Company
E & S Ring, Inc.	William Carey University
Hollywood Forever Cemetery	City of Inglewood
Archdiocese of Los Angeles	Universal Hilton
City of Signal Hill	Gensler Architects
Kovac Architects	Marmol Radziner, Architects
City of Torrance	Rose Bowl Stadium
Ojai Valley Community Hospital	Aurora/Signature Health Services
The Kibo Group	Colfax Charter Elementary School
Monte Vista Grove Homes	Highpointe Communities
Google Venice	Snapchat
John Anson Ford Theater	Los Angeles Football Club
The Village Green, Baldwin Hills	Monte Cedro Senior Living
Camp Munz/Mendenhall	Southern California Edison
Hotel Figueroa	Howard Hughes Center
California State University, Long Beach	Katella High School, Anaheim
Pacific Charter School	Square One Homes
Mill Creek Development	EPT Landscape Architecture
Los Angeles Unified School District	Tim Barber, Ltd., Architects

AFFILIATIONS

Mr. Sanchez serves with the following national professional organizations:

- Member in good standing, International Society of Arboriculture, Western Chapter





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of Los Angeles County
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Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org

Vertebrate Paleontology Section
Telephone: (213) 763-3325

e-mail: smcleod@nhm.org

27 March 2020

CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406

Attn: Sherrie Cruz

re: Paleontological resources for the Vertebrate Paleontology Records Check for
paleontological resources for the proposed 11973 San Vicente Boulevard Project,
in the City of Los Angeles, Los Angeles County, project area

Dear Sherrie:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for the Vertebrate Paleontology Records Check for paleontological resources for the proposed 11973 San Vicente Boulevard Project, in the City of Los Angeles, Los Angeles County, project area as outlined on the portion of the Beverly Hills USGS topographic quadrangle map that you sent to me via e-mail on 13 March 2020. We do not have any fossil vertebrate localities that lie directly within the proposed project area boundaries, but we do have localities nearby from the same sedimentary deposits that occur in the proposed project area, either at the surface or at depth.

According to geologic mapping, originally there may have been a drainage through most of the proposed project area that contained surface material of younger Quaternary Alluvium. Otherwise, surficial deposits in the proposed project area would consist of older Quaternary alluvium, derived as alluvial fan deposits from the Santa Monica Mountains to the north. These deposits typically do not contain significant vertebrate fossils in the very upper-most layers in this vicinity, but at relatively shallow depth may well contain significant fossil vertebrate remains from older Quaternary deposits. Our closest vertebrate fossil locality in these older Quaternary deposits is LACM 5462, almost due south of the proposed project area along Pennsylvania

Avenue just south of Olympic Boulevard. Locality LACM 5462 is particularly noteworthy because a specimen of extinct lion, *Felis atrox*, was recovered from this locality at a depth of only six feet below the surface. At almost the same distance but to the east-northeast of the proposed project area, south of Wilshire Boulevard between Thayer and Westholme Avenues, our older Quaternary locality LACM 5833 produced fossils of horse, *Equus*, kangaroo rat, *Dipodomys*, wood rat, *Neotoma*, meadow vole, *Microtus*, and pocket gopher, *Thomomys*, at shallow but unstated depth. A little further almost due east of the proposed project area, south of Olympic Boulevard between Avenue of the Stars and Century Park East, our older Quaternary locality LACM 5501 produced fossil specimens of pond turtle, *Clemmys marmorata*, dog, *Canis*, and horse, *Equus*, at shallow but unstated depth and localities LACM 3355 and 3821, east-northeast of the proposed project area near the intersection of Wilshire Boulevard and Bedford Drive, produced specimens of fossil horse, *Equus*, and even-toed ungulates, Artiodactyla, at a depth of 40 feet below the surface.

Surface grading or very shallow excavations in the proposed project area probably will not uncover significant vertebrate fossil remains. Excavations that extend down below about five feet, however, may well encounter significant fossil vertebrate specimens. Any substantial excavations below the uppermost layers in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains discovered while not impeding development. Sediment samples from the proposed project area should also be collected and processed to determine the small fossil potential of the site. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,



Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice



State of California – Natural Resources Agency

DEPARTMENT OF FISH AND WILDLIFE

South Coast Region

3883 Ruffin Road

San Diego, CA 92123

(858) 467-4201

www.wildlife.ca.gov

GAVIN NEWSOM, Governor

CHARLTON H. BONHAM, Director



December 15, 2020

Bradley Furuya

City of Los Angeles, Department of City Planning

221 N. Figueroa Street, Room 1350

Los Angeles, CA 90012

Bradley.Furuya@lacity.org

Subject: Comments on the Notice of Preparation for the 11973 San Vicente Boulevard Project, SCH #2020110210, Los Angeles County

Dear Mr. Furuya:

The California Department of Fish and Wildlife (CDFW) has reviewed the Notice of Preparation (NOP) for a Draft Environmental Impact Report (DEIR) from the City of Los Angeles Department of City Planning (City; Lead Agency) for the 11973 San Vicente Boulevard Project (Project). Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW's Role

CDFW is California's Trustee Agency for fish and wildlife resources, and holds those resources in trust by statute for all the people of the State [Fish & G. Code, §§ 711.7, subdivision (a) & 1802; Public Resources Code, § 21070; California Environmental Quality Act (CEQA) Guidelines, § 15386, subdivision (a)]. CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Id., § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect State fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA (Public Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code, including lake and streambed alteration regulatory authority (Fish & G. Code, § 1600 et seq.). Likewise, to the extent implementation of the Project as proposed may result in "take", as defined by State law, of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), or CESA-listed rare plant pursuant to the Native Plant Protection Act (NPPA; Fish & G. Code, § 1900 et seq.) authorization as provided by the applicable Fish and Game Code will be required.

Bradley Furuya
City of Los Angeles, Department of City Planning
Page 2 of 9
December 15, 2020

Project Description and Summary

Objective: The approximately 0.61-acre Project site is currently developed with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The existing building is a City of Los Angeles Historic-Cultural Monument (HCM) that has been vacant and fenced since 2017. The Project consists solely of the demolition of the Barry Building; the surface parking lot would not be demolished as part of the Project. Three on-site palms would be removed; however, the fourth on-site palm and two street trees located along San Vicente Boulevard would remain. No future development of the site is proposed and/or considered as part of the Project. Demolition of the building would result in the removal of approximately 4,174 cubic yards of debris from the Project Site.

Location: The Project site is located at 11973-11975 San Vicente Boulevard in the Brentwood-Pacific Palisades Community Plan area of the City of Los Angeles, approximately one mile west of Interstate 405 and two miles north of Interstate 10. Los Angeles County Assessor's Parcel Numbers (APN) associated with the Project is 4404-025-008.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in adequately identifying, avoiding, and/or mitigating the Project's significant, or potentially significant, direct, and indirect impacts on fish and wildlife (biological) resources. CDFW recommends the measures or revisions below be included in a science-based monitoring program that contains adaptive management strategies as part of the Project's CEQA mitigation, monitoring and reporting program (Public Resources Code, § 21081.6 and CEQA Guidelines, § 15097).

Specific Comments

- 1) **Bat Species.** The Initial Study (IS) for the proposed Project states that at least three palm trees will be removed as part of Project activities. A review of California Natural Diversity Database (CNDDDB) indicates occurrences of silver-haired bat (*Lasionycteris noctivagans*) in the immediate vicinity of the Project site. 24 bat species occur in the south coast ecoregion of the State, indicating the importance of the region to bat diversity (Miner and Stokes 2005). Despite the high diversity and sensitivity of bats in Southern California, numerous bat species are known to roost in trees and structures throughout Los Angeles County. Project activities may have the potential to adversely impact bat populations within the vicinity.
 - a) Bats are considered non-game mammals and are afforded protection by State law from take and/or harassment (Fish & G. Code, § 4150; Cal. Code of Regs., § 251.1). Project construction and activities, including (but not limited to) vegetation removal, increased noise, and ground disturbing activities, may have direct and/or indirect impacts on bats and roosts.
 - b) CDFW recommends the DEIR provide a thorough discussion and adequate disclosure of potential impacts to bats and roosts from Project construction including (but not limited to) disturbances to vegetation, trees, and structures; demolition; grading; and excavating. If necessary, to reduce impacts to less than significant, the DEIR should provide bat-specific avoidance and/or mitigation measures [CEQA Guidelines, § 15126.4(a)(1)].

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- 2) Tree Replacement. Appendix A: Tree Report of the IS indicates that there is a total of six existing trees planted on the Project site. At least three of those six trees are to be removed as part of the proposed Project. Among those three trees are a Chinese windmill palm (*Trachycarpus fortunei*), a king palm (*Archontophoenix cunninghamiana*), and a queen palm (*Syagrus romanzoffiana*), all non-native ornamental trees. The Tree Report does not list any protected or sensitive species. In urban environments such as this Project site, small pockets of green space and trees are vital habitat to local wildlife. Bats have been shown to utilize palm trees as habitat for roosting throughout the Los Angeles region. Tree trimming activities (e.g., palm skinning) can impact bats that attempt to roost in landscape plantings (Miner and Stokes 2005). Tree trimming and removal are also likely to impact bird species found to be nesting or foraging among street trees. Habitat loss is one of the leading causes of native biodiversity loss.
 - a) To compensate for any loss of trees, CDFW recommends replacing all non-native trees removed as a result of the proposed work activities with at least a 1:1 ratio with native trees. CDFW recommends replacing native trees with at least a 3:1 ratio with a combination of native trees and/or appropriate understory and lower canopy plantings.
- 3) Nesting Birds. As stated in the Tree Report, at least three on-site trees will be removed as part of the proposed Project. This vegetation may provide potential nesting habitat where Project activities may impact nesting birds. Project activities occurring during the breeding season of nesting birds could result in the incidental loss of fertile eggs, or nestlings, or otherwise lead to nest abandonment in trees directly adjacent to the Project boundary. The Project could also lead to the loss of foraging habitat for sensitive bird species.
 - a) CDFW recommends that measures be taken to avoid Project impacts to nesting birds. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (Code of Federal Regulations, Title 50, § 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).
 - b) Proposed Project activities including (but not limited to) staging and disturbances to native and nonnative vegetation, structures, and substrates should occur outside of the avian breeding season which generally runs from February 15 through August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs.
 - c) If avoidance of the avian breeding season is not feasible, CDFW recommends surveys by a qualified biologist with experience in conducting breeding bird surveys. Surveys are needed to detect protected native birds occurring in suitable nesting habitat that may be disturbed and any other such habitat within 300 feet of the disturbance area, to the extent allowable and accessible. For raptors, this radius should be expanded to 500 feet and 0.5 a mile for special status species. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.

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- 4) **Non-Native Plants and Landscaping.** The Project may involve significant landscaping for aesthetic purposes. Invasive plant species spread quickly and can displace native plants, prevent native plant growth, and create monocultures. CDFW recommends using native, locally appropriate plant species for landscaping on the Project site, similar to species found in adjacent natural habitats.
 - a) If the Project may involve landscaping, CDFW recommends the DEIR provide the landscaping plant palette and restrict use of species listed as 'Moderate' or 'High' by the [California Invasive Plant Council](#) (Cal-IPC 2020). These species are documented to have substantial and severe ecological impacts on physical processes, plant and animal communities, and vegetation structure.
 - b) If non-native invasive plants are on site, CDFW recommends the DEIR provide measures to reduce the spread of non-natives during Project construction and activities. Spreading non-native plants during Project activities may have the potential to impact areas not currently exposed to non-native plants. This could result in expediting the loss of natural habitats in and adjacent to the Project site and should be prevented.

General Comments

Despite the urban setting of the Project site, small patches of open space and clusters of trees are vital habitat for local wildlife populations. Preventing the loss of function of these important habitats is imperative in the face of constant urbanization. The following comments should be addressed in the DEIR to reduce the significant impact the Project may have on the Project area.

- 1) **Disclosure.** A DEIR should provide an adequate, complete, and detailed disclosure about the effect which a proposed project is likely to have on the environment (Pub. Resources Code, § 20161; CEQA Guidelines, §15151). Adequate disclosure is necessary so CDFW may provide comments on the adequacy of proposed avoidance, minimization, or mitigation measures, as well as to assess the significance of the specific impact relative to the species (e.g., current range, distribution, population trends, and connectivity).
- 2) **Project Description and Alternatives.** To enable CDFW to adequately review and comment on the proposed Project from the standpoint of the protection of plants, fish, and wildlife, we recommend the following information be included in the DEIR:
 - a) A complete discussion of the purpose and need for, and description of, the proposed Project, including all staging areas and access routes to the construction and staging areas; and,
 - b) A range of feasible alternatives to Project component location and design features to ensure that alternatives to the proposed Project are fully considered and evaluated (CEQA Guidelines, § 15126.6). CDFW recommends the DEIR consider configuring Project construction and activities, as well as the development footprint, in such a way as to fully avoid impacts to rare plants, oak trees, and oak woodlands. CDFW also recommends the DEIR consider establishing appropriate setbacks from rare plants, oak trees, and oak woodlands. Setbacks should not be impacted by ground

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disturbance or hydrological changes for the duration of the Project and from any future development. Project alternatives should avoid or otherwise minimize direct and indirect impacts to sensitive biological resources. Project alternatives should be thoroughly evaluated, even if an alternative would impede, to some degree, the attainment of the Project objectives or would be more costly (CEQA Guidelines, § 15126.6).

- 3) **Biological Baseline Assessment**. CDFW recommends providing a complete assessment and impact analysis of the flora and fauna within and adjacent to the Project site, with emphasis upon identifying endangered, threatened, sensitive, regionally, and locally unique species, and sensitive habitats. Impact analysis will aid in determining any direct, indirect, and cumulative biological impacts, as well as specific avoidance or mitigation measures necessary to offset those impacts. CDFW recommends avoiding any sensitive natural communities found on or adjacent to the Project. CDFW also considers impacts to Species of Special Concern (SSC) a significant direct and cumulative adverse effect without implementing appropriate avoidance and/or mitigation measures [CEQA Guidelines, §§ 15064, 15065, 15125(c), and 15380]. The DEIR should provide the following information:
 - a) **Regional setting**. Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region [CEQA Guidelines, § 15125(c)].
 - b) **Database search**. An updated and thorough assessment of biological resources in nine quadrangles containing the Project site and surrounding areas. A 5-mile radius should be applied for a database search of raptors. CDFW's [California Natural Diversity Database](#) (CNDDDB) in Sacramento should be contacted to obtain current information on any recently reported sensitive wildlife, plants, and sensitive plant communities (CDFW 2020a). In addition, CDFW recommends an updated search for rare plants from Calflora's [Information on Wild California Plants database](#) (Calflora 2020) and CNPS [Inventory of Rare and Endangered Plants of California database](#) (CNPS 2020b).
 - c) **Rare plant mapping**. An updated and thorough floristic-based assessment of special status plants following CDFW's [Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities](#) (CDFW 2018). Adjoining habitat areas should be included where Project construction and activities could lead to direct or indirect impacts off site. Species-specific surveys would identify any areas where these species occur which would help inform plans to fully avoid these areas/impacts and/or appropriate mitigation measures. The DEIR should disclose specific impacts to sensitive plants and habitat and provide measures to fully avoid Project-related impacts.
 - d) **Sensitive vegetation community mapping**. An updated and thorough floristic-based alliance- and/or association-based mapping of sensitive vegetation communities and impact assessments conducted at the Project site and within the neighboring vicinity. The Manual of California Vegetation (MCV), second edition, should also be used to inform this mapping and assessment (Sawyer 2008). CDFW only tracks rare natural communities using the MCV classification system. CDFW considers sensitive vegetation communities as threatened habitats having both regional and local

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significance. Vegetation communities, alliances, and associations with a State-wide ranking of S1, S2, S3, and S4 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by visiting CDFW's [Vegetation Classification and Mapping Program webpage](#) (CDFW 2020b). Adjoining habitat areas should be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions. The DEIR should fully disclose specific impacts to sensitive vegetation communities and provide measures to fully avoid Project-related impacts.

- e) **Wildlife**. A complete, recent, assessment of rare, threatened, and endangered, and other sensitive species on site and within the area of potential effect, including SSC and California Fully Protected Species (Fish & G. Code, §§ 3511, 4700, 5050, and 5515). Species to be addressed should include all those which meet the CEQA definition of endangered, rare, or threatened species (CEQA Guidelines, § 15380). The DEIR should include a nine-quadrangle search of [CNDDB](#) (CDFW 2020a) to determine a list of species potentially present at the Project site. A larger search area may help account for change in species range and distribution, especially due to climate change effects. Seasonal variations in use of the Project site should also be addressed such as wintering, roosting, nesting, and foraging habitat. Many wildlife species utilize fossorial mammal dens and burrows as habitat structure. Typically, a field survey includes the Project site and a 500-foot buffer. Focused species-specific are required and should be conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable. Acceptable species-specific survey procedures should be developed in consultation with CDFW and USFWS. Survey protocols and guidelines for special status plants and wildlife may be found on [CDFW's Survey and Monitoring Protocols and Guidelines webpage](#) (CDFW 2018).
- 4) **Direct, Indirect, and Cumulative Biological Impacts**. CDFW recommends providing a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts. The following should be addressed in the DEIR:
 - a) A discussion regarding indirect Project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands (e.g., preserve lands associated with a Natural Community Conservation Plan (NCCP, Fish & G. Code, § 2800 et. seq.). Impacts on wildlife corridor/movement areas, including maintenance, staging areas, and access to undisturbed habitats in adjacent areas, should be fully evaluated in the DEIR.
 - b) A discussion of potential adverse impacts from lighting, noise, human activity, and exotic species along with identification of any mitigation measures.
 - c) A discussion on any potential Project-related changes on drainage patterns and downstream of the Project site; the volume, velocity, and frequency of existing and post-Project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and, post-Project fate of runoff from the Project site. The

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discussion should also address the proximity of the extraction activities to the water table, whether dewatering would be necessary, and the potential resulting impacts on the habitat supported by the groundwater. Mitigation measures proposed to alleviate such Project impacts should be included.

- d) An analysis of impacts from land use and zoning designations located nearby or adjacent to natural areas that may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the DEIR.
- e) A cumulative effects analysis, as described under CEQA Guidelines section 15130. General and specific plans, including past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

5) **Translocation/Salvage of Plants and Animal Species.** Translocation and transplantation is the process of moving an individual from the Project site and permanently moving it to a new location. CDFW generally does not support the use of translocation or transplantation as the primary mitigation strategy for unavoidable impacts to rare, threatened, or endangered plant or animal species. Studies have shown that these efforts are experimental and the outcome unreliable. CDFW has found that permanent preservation and management of habitat capable of supporting these species is often a more effective long-term strategy for conserving sensitive plants and animals and their habitats.

6) **Moving out of Harm's Way.** To avoid direct mortality, we recommend that a qualified biological monitor, approved by CDFW, be on-site prior to and during ground and habitat disturbing activities. The biological monitor may need to move any special status species or other wildlife of low mobility out of harm's way that would likely be injured or killed by Project-related construction activities, such as grubbing or grading. It should be noted that the temporary relocation of on-site wildlife does not constitute effective mitigation for the purposes of offsetting Project impacts associated with habitat loss. If the Project requires species to be removed, disturbed, or otherwise handled, we recommend that the DEIR clearly identify that the designated entity should obtain all appropriate State and federal permits.

CDFW has the authority to issue permits for the take or possession of wildlife, including mammals; birds, nests, and eggs; reptiles, amphibians, fish, plants; and invertebrates (Fish & G. Code, §§ 1002, 1002.5, 1003). Effective October 1, 2018, a Scientific Collecting Permit is required to monitor project impacts on wildlife resources, as required by environmental documents, permits, or other legal authorizations; and, to capture, temporarily possess, and relocate wildlife to avoid harm or mortality in connection with otherwise lawful activities (Cal. Code Regs., tit. 14, § 650). Please visit CDFW's [Scientific Collection Permits webpage](#) for information (CDFW 2020c).

7) **Compensatory Mitigation.** The DEIR should include mitigation measures for adverse Project-related direct or indirect impacts to sensitive plants, animals, and habitats. Mitigation measures should emphasize avoidance and reduction of Project impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible or would not be biologically viable, thus not adequately mitigating

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the loss of biological functions and values, off-site mitigation through habitat creation, acquisition, and/or preservation in perpetuity should be addressed. Areas proposed as mitigation lands should be protected in perpetuity through a conservation easement, with financial assurance and dedication to a qualified entity for long-term management and monitoring. Under Government Code, section 65967, the Lead Agency must exercise due diligence in reviewing the qualifications of a governmental entity, special district, or nonprofit organization to effectively manage and steward land, water, or natural resources on mitigation lands it approves.

CONCLUSION

CDFW appreciates the opportunity to comment on the Notice of Preparation to assist the City of Los Angeles in identifying and mitigating Project impacts on biological resources. If you have any questions or comments regarding this letter, please contact Andrew Valand, Environmental Scientist, at (562) 292-6821 or by email at Andrew.Valand@wildlife.ca.gov.

Sincerely,

DocuSigned by:

Erinn Wilson-Olgin

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Erinn Wilson-Olgin
Environmental Program Manager I
South Coast Region

ec: CDFW

Victoria Tang, Los Alamitos – Victoria.Tang@wildlife.ca.gov
Andrew Valand, Los Alamitos – Andrew.Valand@wildlife.ca.gov
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CEQA Program Coordinator, Sacramento – CEQAcommentletters@wildlife.ca.gov

State Clearinghouse, Sacramento – State.Clearinghoure@opr.ca.gov

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NATIVE AMERICAN HERITAGE COMMISSION

March 20, 2020

Sherrie Cruz
City of Los Angeles

Via Email to: sherrie@ceqa-nepa.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, 11973 San Vicente Boulevard Project, Los Angeles County

Dear Ms. Cruz:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: steven.quinn@nahc.ca.gov.

Sincerely,



Steven Quinn
Cultural Resources Analyst

Attachment

**Native American Heritage Commission
Tribal Consultation List
Los Angeles County
3/20/2020**

Gabrieleno Band of Mission

Indians - Kizh Nation

Andrew Salas, Chairperson
P.O. Box 393
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@qabrielenoindians.org

Gabrieleno/Tongva San Gabriel

Band of Mission Indians

Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribealcouncil@aol.com

Gabrielino /Tongva Nation

Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St.,
#231
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com

Gabrielino Tongva Indians of California Tribal Council

Robert Dorame, Chairperson
P.O. Box 490
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com

Gabrielino-Tongva Tribe

Charles Alvarez,
23454 Vanowen Street
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed 11973 San Vicente Boulevard Project, Los Angeles County.



523 West Sixth Street, Suite 826
Los Angeles, CA 90014

213 623 2489 OFFICE
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laconservancy.org

December 21, 2020

Sent Electronically

Mr. Bradley Furuya
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Room 1350
Los Angeles, CA 90012
Email: Bradley.furuya@lacity.org

RE: Notice of Preparation for the 11973 San Vicente Boulevard
Project Draft Environmental Impact Report

Dear Mr. Furuya:

On behalf of the Los Angeles Conservancy, I am writing to comment on the Notice of Preparation (NOP) for the 11973 San Vicente Boulevard Project. The subject property, also known as the Barry Building, is Historic-Cultural Monument (HCM) #887.

The Los Angeles Conservancy is extremely concerned by the proposed demolition of a designated HCM for no other reason than to clear the lot without an identified replacement project. Such action creates a dangerous precedent and incentivizes future property owners from pursuing similar outcomes, as well as encouraging demolition by neglect. Should the City of Los Angeles approve the proposed demolition of this HCM without a replacement project, it will severely erode protections upheld by **the City's** historic preservation program and result in a potential circumvention of the California Environmental Quality Act (CEQA).

I. 11973 San Vicente Boulevard, known as the Barry Building, is a designated Historic-Cultural Monument.

Completed in 1951 and designed by local architect Milton Caughey for owner David Barry. The Barry Building is an excellent example of Mid-Century Modern commercial architecture. The building incorporates elements of the International Style, that include an elevated second story, clean lines, a horizontal orientation, and an interior courtyard with cantilevered stairways.



In 2007, the City of Los Angeles designated the Barry Building as Historic-Cultural Monument #887 because it is an excellent and intact example of Mid-Century Modern Architecture.

II. Demolition by neglect is being used as a tactic to circumvent historic preservation regulations and CEQA.

For over ten years the property owners, that includes Charles T. Munger, has sought to demolish the historic Barry Building. Redevelopment plans have varied from condominiums to retail complexes, and each of these iterations have included the complete demolition of HCM #887.

In 2012, the City released its Final EIR for the Green Hollow Square Project, which called for the demolition of the Barry Building as well as altering the Coral Tree Median (HCM #148). Countless neighborhood advocates voiced their opposition to the project which prompted then Councilmember Bill Rosendahl to voice his opposition. Throughout the EIR process a clear preservation alternative emerged that would have allowed for the retention and reuse of the Barry Building alongside proposed new development. The owner rejected this despite its meeting a majority of identified project objectives. Unwilling to compromise or consider alternatives, in 2013 the owners requested to withdraw their zoning entitlements request, thus ending the proposed Green Hollow Square Project.

In 2016, the property owners used seismic concerns as a means to evict its commercial tenants. Since their eviction the property has remained boarded up and neglected. Overtime, character defining features that included metal window shutters have been removed or disappeared from the property. **This action was not approved or reviewed by the City's Office of Historic Resources staff.**

Such actions are undoubtedly demolition by neglect which occurs when property owners intentionally allow a historic property to suffer severe deterioration, potentially beyond the point of repair. Property owners who take this approach often use it as a means to circumvent historic preservation regulations and to later justify total demolition of historic resources. Should the City reward this behavior by granting demolition, it is setting a dangerous precedent for future proposed demolitions of Los Angeles's historic resources. Such actions are occurring with greater frequency so we urge the City to stand firm in this case and pursue actionable demolition by neglect deterrents.

III. Alternatives to the proposed demolition of the Barry Building must be considered.

A key policy under the California Environmental Quality Act (CEQA) is the lead agency's duty to "take all action necessary to provide the people of this state with historic environmental qualities and preserve for future generations examples of major periods of California history."¹ To this end, CEQA "requires public agencies to deny approval of a project with significant adverse

¹Public Resource Code, Sec. 21001 (b), (c).



effects when feasible alternatives or feasible mitigation measures can substantially lessen such effects.”² The fact that an environmentally superior alternative may be more costly or fails to meet all project objectives does not necessarily render it infeasible under CEQA.³ Reasonable alternatives must be considered “even if they substantially impede the project or are more costly.”⁴ Likewise, findings of alternative feasibility or infeasibility must be supported by substantial evidence.⁵

Demolition of the Barry Building without a replacement project is a blatant violation of CEQA. The proposed project is completely unnecessary and an effort to circumvent historic preservation regulation for its **future development. It is the City’s duty as the lead agency to deny the proposed project as stated by CEQA law.**

As with the proposed Green Hollow Square Project, a preservation alternative remains feasible for the applicant. Such an alternative works in tandem with new development. Historic Preservation and new development are not mutually exclusive. Successful preservation for the Barry Building is a “win-win” solution whereby the historic building can be rehabilitated and sensitive new development may occur on the vacant portion of the parcel.

IV. Conclusion

The Conservancy strongly opposes the demolition of the historic Barry Building HCM #887. The proposed demolition with no replacement project is in strict violation of CEQA law and therefore must be denied by the lead agency. For nearly a decade the Conservancy has advocated for “win-win” solutions for the Barry Building and we remain committed to this outcome.

The Conservancy urges the City of Los Angeles to reconsider its current environmental review process for this proposal as a replacement project is necessary, in addition to the full exploration of adaptive reuse alternatives. The proposed demolition of the Barry Building is unnecessary and will create a harmful precedent. Such a precedent undermines all efforts of the **Office of Historic Resources and the City’s historic preservation program**

The Conservancy welcomes an opportunity to work with the City and the applicant to determine how potential preservation alternatives and a “win-win” outcome can be achieved.

About the Los Angeles Conservancy:

The Los Angeles Conservancy is the largest local historic preservation organization in the United States, with nearly 5,000 members throughout the Los Angeles area. Established in 1978, the

² *Sierra Club v. Gilroy City Council* (1990) 222 Cal.App.3d 30, 41; also see Public Resources Code §§ 21002, 21002.1.

³ Guideline § 15126.6(a).

⁴ *San Bernardino Valley Audubon Soc'y v. County of San Bernardino* (1984), 155 Cal.App.3d 738, 750; Guideline § 15126(d)(1).

⁵ Public Resources Code § 21081.5.



Conservancy works to preserve and revitalize the significant architectural and cultural heritage of Los Angeles County through advocacy and education.

Please do not hesitate to contact me at (213) 430-4203 or afine@laconservancy.org should you have any questions or concerns.

Sincerely,

Adrian Scott Fine

Adrian Scott Fine
Director of Advocacy





South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL:

Bradley.Furuya@lacity.org

Bradley Furuya, Planner
City of Los Angeles, Planning Department
221 N. Figueroa Street, Room 1350
Los Angeles, CA 90012

December 15, 2020

Notice of Preparation of an Environmental Impact Report for the 11973 San Vicente Boulevard Project (Proposed Project)

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. Our comments are recommendations on the analysis of potential air quality impacts from the Proposed Project that should be included in the Environmental Impact Report (EIR). Please send a copy of the EIR upon its completion and public release directly to South Coast AQMD as copies of the EIR submitted to the State Clearinghouse are not forwarded. **In addition, please send all appendices and technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all emission calculation spreadsheets, and air quality modeling and health risk assessment input and output files (not PDF files). Any delays in providing all supporting documentation for our review will require additional review time beyond the end of the comment period.**

CEQA Air Quality Analysis

Staff recommends that the Lead Agency use South Coast AQMD's CEQA Air Quality Handbook and website¹ as guidance when preparing the air quality and greenhouse gas analyses. It is also recommended that the Lead Agency use the CalEEMod² land use emissions software, which can estimate pollutant emissions from typical land use development and is the only software model maintained by the California Air Pollution Control Officers Association.

South Coast AQMD has developed both regional and localized significance thresholds. South Coast AQMD staff recommends that the Lead Agency quantify criteria pollutant emissions and compare the emissions to South Coast AQMD's CEQA regional pollutant emissions significance thresholds³ and localized significance thresholds (LSTs)⁴ to determine the Proposed Project's air quality impacts. The localized analysis can be conducted by either using the LST screening tables or performing dispersion modeling.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations, if any, should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road

¹ South Coast AQMD's CEQA Handbook and other resources for preparing air quality analyses can be found at: <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook>.

² CalEEMod is available free of charge at: www.caleemod.com.

³ South Coast AQMD's CEQA regional pollutant emissions significance thresholds can be found at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>.

⁴ South Coast AQMD's guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips, and hauling trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers and air pollution control devices), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis. Furthermore, emissions from the overlapping construction and operational activities should be combined and compared to South Coast AQMD's regional air quality CEQA *operational* thresholds to determine the level of significance.

If the Proposed Project generates diesel emissions from long-term construction or attracts diesel-fueled vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment⁵.

In the event that implementation of the Proposed Project requires a permit from South Coast AQMD, South Coast AQMD should be identified as a Responsible Agency for the Proposed Project in the EIR. The assumptions in the air quality analysis in the EIR will be the basis for evaluating the permit under CEQA and imposing permit conditions and limits. Questions on permits should be directed to South Coast AQMD's Engineering and Permitting staff at (909) 396-3385.

Mitigation Measures

In the event that the Proposed Project results in significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized to minimize these impacts. Any impacts resulting from mitigation measures must also be analyzed. Several resources to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project include South Coast AQMD's CEQA Air Quality Handbook¹, South Coast AQMD's Mitigation Monitoring and Reporting Plan for the 2016 Air Quality Management Plan⁶, and Southern California Association of Government's Mitigation Monitoring and Reporting Plan for the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy⁷.

South Coast AQMD staff is available to work with the Lead Agency to ensure that air quality, greenhouse gas, and health risk impacts from the Proposed Project are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at lsun@aqmd.gov.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

LAC201119-03

Control Number

⁵ South Coast AQMD's guidance for performing a mobile source health risk assessment can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>.

⁶ South Coast AQMD's 2016 Air Quality Management Plan can be found at: <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf> (starting on page 86).

⁷ Southern California Association of Governments' 2020-2045 RTP/SCS can be found at: https://www.connectsocal.org/Documents/PEIR/certified/Exhibit-A_ConnectSoCal_PEIR.pdf.



STATE OF CALIFORNIA

Gavin Newsom, Governor

NATIVE AMERICAN HERITAGE COMMISSION

RECEIVED
CITY OF LOS ANGELES

NOV 23 2020

MAJOR PROJECTS
UNIT

November 16, 2020

Bradley Furuya
City of Los Angeles Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

CHAIRPERSON
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Chumash

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Christina Snider
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NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Re: 2020110210, 11973 San Vicente Boulevard Project, Los Angeles County

Dear Mr. Furuya:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b) (CEQA Guidelines §15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
- b. The lead agency contact information.
- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a

Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
- c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
- e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
- f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
- b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
- c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:

- a.** A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
- b.** A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

- a.** Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
- b.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- c.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:

Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse

DEPARTMENT OF TRANSPORTATION

DISTRICT 7 – Office of Regional Planning
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897-0475
FAX (213) 897-1337
TTY 711
www.dot.ca.gov



Making Conservation
a California Way of Life.

November 19, 2020

Bradley Furuya
City of Los Angeles Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

RE: 11973 San Vicente Boulevard Project –
Notice of Preparation of an Environmental
Impact Report (NOP)
SCH # 2020110210
GTS # 07-LA-2020-03423
Vic. LA-2/PM: 2.43

Dear Bradley Furuya:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced NOP. The project consists solely of the demolition of the existing 13,956 square foot building, which is a City of Los Angeles Historic-Cultural Monument (i.e., the Barry Building). The building has been vacant and fenced since 2017. No future development is proposed or considered as part of the project. The City of Los Angeles Department of City Planning is the Lead Agency under the California Environmental Quality Act (CEQA).

The project is located within 2 miles of the Interstate 405 and Interstate 10. From reviewing the NOP, Caltrans does not expect project approval to result in a direct adverse impact to the existing State transportation facilities. Therefore, the following information is included for your consideration.

Any transportation of heavy demolition equipment and/or materials which requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. Caltrans recommends that the project limit demolition traffic to off-peak periods to minimize the potential impact on State facilities. If demolition traffic is expected to cause delays on any State facilities, please submit the Construction Traffic Management Plan detailing these delays for Caltrans' review.

If you have any questions about these comments, please contact Emily Gibson, the project coordinator, at Emily.Gibson@dot.ca.gov, and refer to GTS # 07-LA-2020-03423.

Sincerely,

MIYA EDMONSON
IGR/CEQA Branch Chief
cc: Scott Morgan, State Clearinghouse

Communication from Public

Name:

Date Submitted: 02/16/2026 08:31 AM

Council File No: 25-1518

Comments for Public Posting: Please add document "Upload 1" to Council File 25-1518



South Brentwood Residents Association

149 South Barrington Ave. #194
Los Angeles, California 90049
www.southbrentwood.org

February 27, 2023

VIA EMAIL AND U.S. MAIL

James Harris
Major Projects Section
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
E-mail: james.harris@lacity.org

Re: SUPPORT for Case No. ENV-2019-6645-EIR - Demolition of the Barry Building, 11973-11975 San Vicente Boulevard, Los Angeles, California 90049

Dear Mr. Harris:

I am writing on behalf of the Board and members of the South Brentwood Residents Association (“SBRA”), which represents approximately 18,000 homeowners and renters who reside in the area south of San Vicente Blvd., north of Wilshire Blvd., east of Centinela Ave. and west of Federal Ave., including all residents living in multi-family dwellings throughout the entire Brentwood community.

SBRA is the only residents’ group that represents the homeowners and renters who live adjacent to the location of the subject property, 11973-1195 San Vicente Boulevard, Los Angeles, California 90049 (the “Barry Building”).

The Barry Building has been vacant and fenced since 2017, and we have been apprised that it is structurally unfit and likely to suffer severe damage in an earthquake. The Barry Building also poses a risk of vandalism, loitering and other public safety hazards because it is a vacant building. SBRA supports the demolition of the Barry Building to eliminate these risks and to keep the surrounding community safe.

SBRA also views the demolition of the Barry Building as a first step to constructing a thoughtful development on the property which enhances the community and is consistent with the San



Vicente Scenic Corridor Design parameters and other requirements. SBRA looks forward to commenting on a design in the future that meets these requirements, and which ideally provides the community with some much needed public meeting and green space.

Please keep us apprised of all future applications to develop this property.

Sincerely,

Alisa M. Morgenthaler

Alisa M. Morgenthaler
President
South Brentwood Residents Association

cc: Mike Ai (via e-mail)
Carolyn Jordan (via e-mail)

11973 San Vicente Boulevard Project – Project Brief

Case Number: ENV-2019-6645-EIR

Council District: 11 - Park

State Clearinghouse Number: 2020110210

Community Plan Areas: Brentwood-Pacific Palisades

Project Location: 11973 – 11975 San Vicente Boulevard, Los Angeles, California 90049

PROJECT BACKGROUND

11973 San Vicente LLC has proposed the demolition of the Barry Building, which is located in the Brentwood – Pacific Palisades neighborhood within the City of Los Angeles. This 1951 built structure was designed by Milton Caughey and was designated in 2007 as a City of Los Angeles Historic-Cultural Monument. The property was nominated by a neighboring property owner who was in a dispute with the long-time and current owners of the Barry Building.

The site has been vacant and fenced since 2017. The building is subject to the City's Soft Story Retrofit Program (*LAMC Section 91.9300 et seq., Ordinance 183,893*) entitled *Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Soft, Weak or Open Front Walls*) and must meet the minimum seismic standards of *Ordinance 183,893* or apply for a permit to demolish the building within a certain period of time.

COMMUNITY SUPPORT FOR THE DEMOLITION

The applicant has conducted extensive community outreach, securing letters of support from key organizations and supporter cards collected through in-person conversations (<https://drive.google.com/file/d/1fG7z36ijVPhrPDD8HyV9-GauoxBflbj/view?usp=sharing>). Applicant reached out to the community surrounding the Barry Building (within a 1000 ft.) and engaged grassroots outreach activities which included door-to-door canvassing, tabling at the Brentwood Farmers' Market, as well as outreach through text messages and phone banking. Below is a brief summary of key supporters for the demolition of the Barry Building:

- **South Brentwood Resident Association (SBRA)**
- **Brentwood San Vicente Chamber of Commerce**
- **Abundant Housing LA**
- **16 letters of support from neighbors**
- **38 supporter cards from neighbors within a 1000 ft. radius of Barry Building**

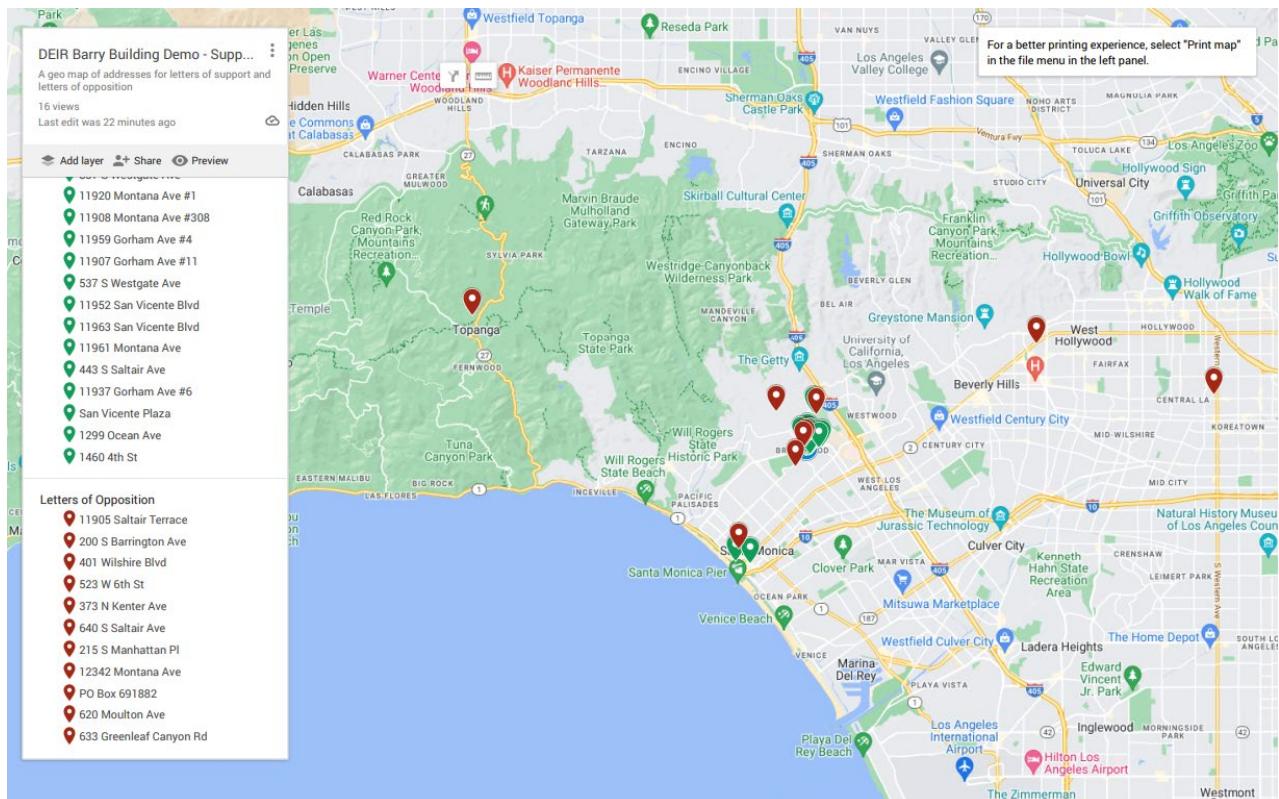
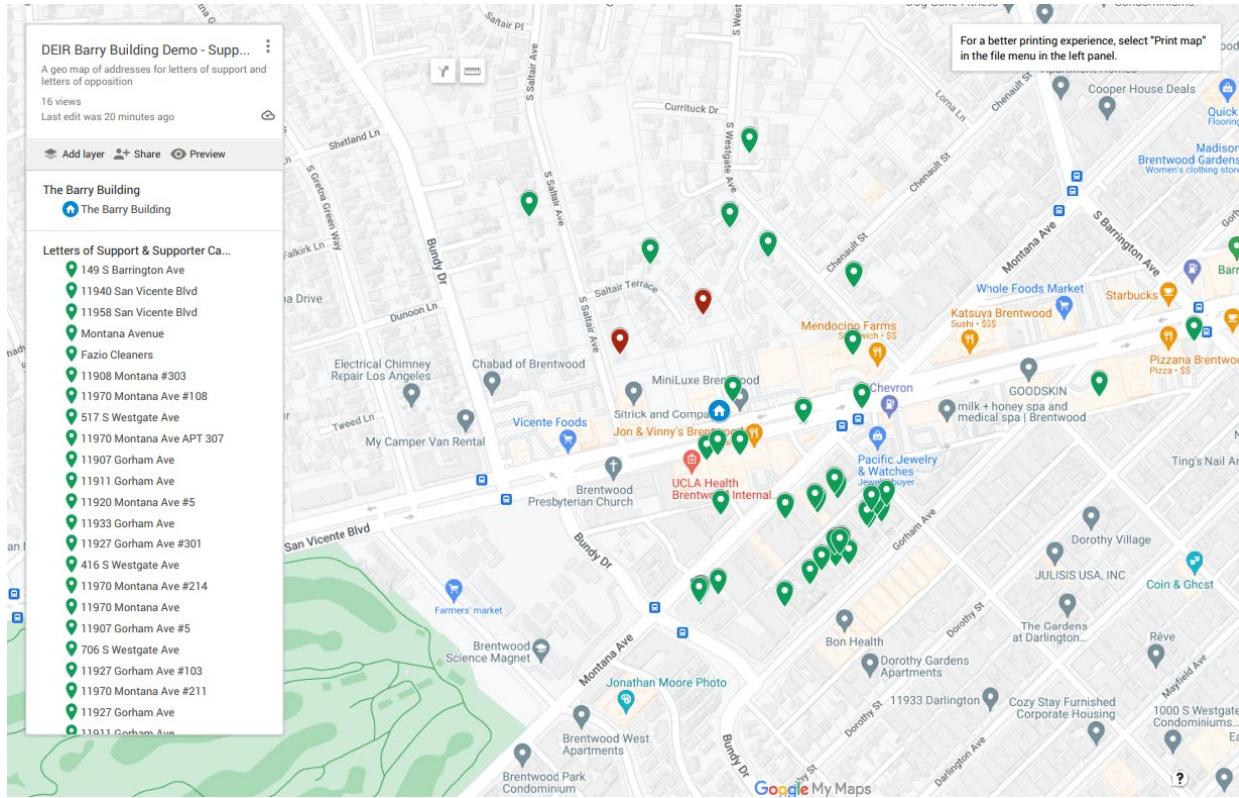
The following organization took no position on the project:

- **Brentwood Community Council – Neutral**
 - Brentwood Community Council's – Land Use Committee met on April 17, 2023 to discuss the demolition of the Barry Building. The BCC's Land Use Committee ultimately made no recommendation. The BCC'S Executive Committee also took no position on the project.

Furthermore, applicant also created a map of DEIR comments

(<https://drive.google.com/file/d/1yUfmxKbaviTsVGAK898i3D7Xn0xo41-z/view?usp=sharing>). The green dots on the map represent support for the demolition and the red dots on the map represent opposition. The map shows a high concentration of support for the demolition of the Barry Building

immediately surrounding the site and that a large majority of opposition to the demolition is outside of Council District 11 and in some cases outside of the City of Los Angeles.



SEISMIC

A seismic assessment (<https://planning.lacity.gov/EIR/11973-San-Vicent-%20Boulevard-Project/deir/DEIR%20Appendices/G%20-%20Seismic%20Assessment.pdf>) was prepared for the existing building which indicate that the building is likely to suffer significant damage when subject to a moderate to strong earthquake. This assessment led the owners to close the building, forgo rent income and lose occupancy in the interests of public safety. No future development of the Site is proposed and/or considered as part of the demolition project.

COMPLIANCE WITH THE CITY'S SOFT STORY RETROFIT PROGRAM

The Project Applicant has proposed to demolish the building based on the potential for damage and safety hazards in the event of an earthquake and to comply with the Order to Comply with the City's Soft Story Retrofit Program.

ORDER TO COMPLY

On October 21, 2014, the property was inspected by the City of Los Angeles Department of Building and Safety (LADBS). Based on LADBS' inspection of the Property, the Department determined that the Barry Building falls within the scope of Division 93, Article I, Chapter IX of the Los Angeles Municipal Code (LAMC § 91.9300 et seq.), titled *Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Soft, Weak or Open Front Walls (Soft Story Ordinance)*. As a result, the Barry Building is required to meet the minimum seismic standards outlined in the Soft Story Ordinance through either seismic retrofit or demolition.

In March 2018, the City of Los Angeles issued the Project Applicant an Order to Comply with the City's Soft Story Retrofit Program (<https://planning.lacity.gov/EIR/11973-San-Vicent-%20Boulevard-Project/deir/DEIR%20Sections/II.%20Project%20Description.pdf>). This order required that the building meet the following requirements:

1. Within 730 days (2 years) of the effective date of the Order to Comply, submit one of the following: (1) a structural analysis and plans that show that the building, as is, complies with the minimum seismic retrofit requirements set forth in LAMC Section 91.9309; or (2) a structural analysis and plans to seismically retrofit the building to comply with the minimum requirements set forth at LAMC Section 91.9309; or (3) plans for demolition of the building.
2. Within 1,278 days (3.5 years) of the effective date of the Order to Comply, obtain all necessary permits for retrofit or demolition.
3. Within 2,555 days (7 years) of the effective date of the Order to Comply, complete construction or demolition work under all necessary permits.

ENVIRONMENTAL IMPACT REPORT

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, prepared an Environmental Impact Report (EIR) for the proposed 11973 San Vicente Boulevard Project (Project) to assess potential environmental impacts of demolition. A Draft EIR (<https://planning.lacity.gov/development-services/eir/11973-san-vicente-boulevard-project-0>) was made available and circulated for public review and comment, pursuant to the provisions of CEQA, for a 60-day public review period from February 16, 2023 to April 18, 2023. At the request of the public, the

comment period was extended an additional 15 days, with the comment period ending on April 18, 2023, instead of April 3, 2023.

The Final EIR (<https://planning.lacity.gov/development-services/eir/11973-san-vicente-boulevard-project-1>) was released on September 11, 2023, and includes a response to comments received during the public review period and text revisions to the Draft EIR in response to input received. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

The Final EIR, and the documents referenced in the Final EIR, are available online at the Department of City Planning's website at <https://planning.lacity.org/project-review/environmental-review/published-documents> under the Environmental Impact Reports (EIR) tab listed by the project title: 11973 San Vicente Boulevard Project.

REHABILITATION NOT ECONOMICALLY FEASIBLE

On April 20, 2023, the Project Applicant provided a letter (<https://drive.google.com/file/d/150cBUDP7wvCBocwHkeOJ28ub9hqlQNr/view?usp=sharing>) on the cost of rehabilitating the Barry Building to City Planner James Harris. The analysis looked specifically at the cost of rehabilitation for the Barry Building in the Alternatives 2 and 3 of the DEIR. The Project Applicant provided technical analyses (<https://drive.google.com/file/d/1p9chkhKZ0gJoe-BnKLhKE5e6VQUQRjQ/view?usp=sharing> & https://drive.google.com/file/d/1Mi2W3ADcReljEx05QMiUmlWSj3Qu0Dct/view?usp=drive_link) as to the rehabilitation costs in an effort to provide full disclosure regarding the current status of the Barry Building. The analysis noted that the total cost of preservation and renovation of the Barry Building is significantly greater than value of the renovated Property. Therefore, rehabilitating the Barry Building is not an economically feasible alternative to demolition.

GREEN HOLLOW SQUARE – COMMUNITY OPPOSITION

Attempts to redevelop the Barry Building were made in the past by its current owner. In 2012, under Councilmember Mike Bonin, plans were proposed to develop a neighborhood-oriented commercial center named Green Hollow Square. The proposed project would have included approximately 73,300 sf. of neighborhood oriented commercial land uses in addition to 3,700 sf. of outdoor dining space with courtyard and terraces of the commercial center. The proposed project would have included three commercial buildings of two stories each and would consist of several tenant spaces for retail, restaurant, office and other local services. The project completed a FEIR (https://planning.lacity.gov/eir/GreenHollowSq/feir/FEIR_Green%20Hollow%20Square%20Project.html) . Ultimately due to significant community opposition to the project, the project applicant withdrew the project's application on October 13, 2013.

Currently, the property owner is only applying to demolish the building in order to comply with the Soft Story Ordinance. There is no proposed project outside of demolition. The owner intends to sell and signed a letter with LADBS stating that they would seek no future development plans. Any future development would likely be subject to a new community process that would involve a full new Environmental Impact Report.

LIMITED NUMBER OF HISTORICAL CULTURAL MONUMENTS ARE SUBJECT TO THE SOFT STORY ORDINANCE

On April 18, 2023, Kathleen Hill - representative for the project applicant, sent correspondence to Adrian Scott Fine, Los Angeles Conservancy CEO, (<https://planning.lacity.gov/EIR/11973-San-Vicente-20Boulevard-Project/feir/FEIR%20Appendices/M%20-%20Letter%20Regarding%20Soft->

[Story%20Ordinance.pdf](#)) which reviewed the copy of soft-story building inventory list provided by the Los Angeles Department of Building and Safety on May 12, 2023 (https://www.ladbs.org/docs/default-source/publications/misc-publications/soft-story-compliance-report.pdf?sfvrsn=bbe9f53_146) and compared those buildings that have been designated as historical cultural monuments (HCMs) under the City's Cultural Heritage Ordinance (https://planning.lacity.org/odocument/24f6fce7-f73d-4bca-87bc-c77ed3fc5d4f/Historical_Cultural_Monuments_List.pdf). In reviewing both lists, there are 12,440 building on the soft-story ordinance list and there are 1,181 buildings that have been designated as HCMs. Out of those HCMs, only four are subject to the soft story ordinance, including the existing building at 11973 W. San Vicente Boulevard (the Barry Building). (638-642½ S. Kelton Avenue, 10919 W. Strathmore Drive and 1780 N. Griffith Park Boulevard.) Therefore, only (0.032%) of all the HCM buildings have been deemed subject to the soft story ordinance. As such, demolition of the Barry Building does not set a meaningful precedent for the City's historic preservation program and does not threaten the future of existing HCMs.

BARRY BUILDING STAIRS & BENCHES SAFEKEEPING REPORT

A report (<https://drive.google.com/file/d/188YBig5nSvfRJZOSgfA2mhXii-kJrseG/view?usp=sharing>) dated January 15, 2024 was prepared Mr. James C Wolf, Principal of HKA global Inc., to explore, evaluate and report on the feasibility of removing existing exterior stairs and benches located in the courtyard of the Barry Building while preserving the "character defining features" of the benches and stairs for incorporation into a future project. This report has subsequently been shared and reviewed by the Office of Historic Resources as well as Council District 11.

COVENANT

While not required by CEQCA, the project applicant is willing to voluntarily agree to a covenant that preserves the character defining features of the staircase and benches.

NEXT STEPS

The project is expected to go before the Cultural Heritage Commission (CHC) in the near future and the project applicant has requested the Council office's support for the demolition of the Barry Building.

Barry Building

11973 W San Vicente

LADBS Issues Letter of Determination 6/6/2025

Key Determinations by LADBS

CEQA Compliance

- The Final Environmental Impact Report (EIR) has been certified as compliant with CEQA.
- The EIR includes all required documentation, findings, and mitigation measures.

Mitigation and Findings Adopted

- Adopted a Mitigation Monitoring Program.
- Approved a Statement of Overriding Considerations, stating that economic and safety concerns outweigh preservation.

Demolition Permit Justified

- LADBS concluded that preserving the building is infeasible due to structural, legal, and economic factors.

Environmental Impacts

- Most impacts are less than significant or mitigated (e.g., air quality, noise).
- Unavoidable impacts remain for:
 - Historic resource loss (demolition of an HCM)
 - Conflict with land use/preservation policies

Why Preservation Was Deemed Infeasible

- Extensive seismic deficiencies across all building wings.
- Cost-prohibitive and impractical to retrofit.
- ADA and building code noncompliance.
- The building has been vacant and fenced since 2017, posing ongoing safety and liability issues.

Process and Next Steps

- LADBS certified the EIR and approved demolition.
- The demolition permit will now be referred to the Cultural Heritage Commission (CHC), which may delay but cannot stop the demolition.
- Appeals can be filed within 35 days.

CHC recommended to certify the EIR, and to not adopt a Statement of Overriding Considerations

Next Step: LADBS will make a determination on the certification of the EIR. This allows Planning to do its sign off.

LADBS will make a determination on the Statement of Overriding Considerations

Applicant may appeal the decision to the LADBS Commission

Built in 1951

Declared an HCM 887 in 2007

Project: Historic building to be demolished. EIR in progress.

Assigned Planner: Jim Harris (James.Harris@lacity.org)

The Barry Building is a landmark commercial mid-twentieth century modern building located at **11973 San Vicente Boulevard** in the heart of the Brentwood neighborhood of Los Angeles, California. It was designed by architect Milton Caughey (1911-1958) and completed in 1951. In 2007, the building was listed as a Los Angeles Historic-Cultural Monument,(Historical Cultural Monument #887), making it one of the few mid-century modern commercial buildings to gain such status. It was identified by the Los Angeles Cultural Heritage Commission as being a well-preserved and notable example of the California-style modern design. Despite this designation, the building's current owners received permission to demolish the building in 2019. As of March 2021, the building has not yet been demolished, however it is currently boarded up and vacant.

Meeting with Aaron Green / [Mike Ai](#) 8/4/2023

FEIR to be released

Owner is subject to the City's Soft Story Retrofit Program (LAMC Sec. 91.9300, Ordinance 183893)

Seismic assessment finds that there are structural issues.

Bringing it up to seismic standards was analyzed as an alternative, work would cost 12.8 mm and would result in a negative valuation of the property of 5.6 mm

Can we preserve components of the building?

Conservancy would not be happy but it is possible. See HKA Preservation plan.

Building and Safety Commissioners - October tentatively

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

LETTER OF DETERMINATION

DATE: 06/06/2025

TO: 11973 San Vicente, LLC
C/o Alston & Bird
Attn: Ed Casey
333 Hope Street, 16th Floor
Los Angeles, CA 90071

FROM: Binh Phan, Chief *Binh Phan*
Permit and Engineering Bureau

SUBJECT: Demolition of the Building Located at 11973 San Vicente Boulevard
(Historic-Cultural Monument No. LA-887)

PROJECT DESCRIPTION:

The proposed 11973 W. San Vicente Boulevard Project (Project or Proposed Project) consists of the demolition of an existing two-story commercial building, commonly referred to as the Barry Building, a designated Historic-Cultural Monument.

Pursuant to Los Angeles Municipal Code (LAMC) Section 91.106.4.5, the Department of Building and Safety (LADBS) shall not issue a permit to demolish a building designated as a Historic-Cultural Monument (HCM) without LADBS first determining whether the demolition “may result in the loss of or serious damage to a significant historical or cultural asset.” If LADBS determines that such loss or damage may occur, a CEQA clearance is required to be prepared, and if the HCM is considered significant, no demolition permit may be issued without LADBS first “finding that specific economic, social, or other considerations make infeasible the preservation of the building or structure.”

To comply with Section 91.106.4.5, the Department of City Planning (DCP) prepared and processed an environmental impact report (EIR), EIR findings, and a statement of overriding considerations for LADBS’ consideration for the Proposed Project.

DETERMINATION:

In accordance with the California Environmental Quality Act (CEQA) and related City procedures, the following determinations and actions are taken by LADBS after its review and consideration of the whole of the record, including the EIR, communications by DCP, all submissions by the Applicant’s representatives, the recommendation of the Cultural Heritage Commission, and any and all communications on the Project to DCP or LADBS:

1. Environmental Impact Report Determination

Pursuant to CEQA Guidelines Section 15132, it is determined that the Final Environmental Impact Report (FEIR), which includes the Draft EIR (SCH No. 2020110210, ENV-2019-6645-EIR) dated February 2023, the Draft EIR appendices, and the document titled “Final EIR” dated September 2023 (including all related appendices and attachments), complies with CEQA requirements.

2. Certification of the FEIR

The Los Angeles Department of Building and Safety (LADBS) certifies that:

- a. The FEIR has been completed in full compliance with CEQA;
- b. The FEIR was presented to the LADBS and the LADBS has reviewed and considered the information contained in the FEIR prior to approval of the Project, and all of the information contained therein has substantially influenced all aspects of the decision by the LADBS; and
- c. The FEIR reflects the independent judgment and analysis of the LADBS.

3. Adopts the following:

- a. The Mitigation Monitoring Program (MMP);
- b. The EIR Findings dated 04/18/2025 (attached at Exhibit ‘A’);
- c. The Statement of Overriding Considerations, found on pages 36-39 of the EIR Findings (Exhibit “A”). The LADBS further finds that each identified benefit of the Proposed Project, as listed in the Statement of Overriding Considerations, independently justifies approval of the Project and overrides all identified significant and unavoidable impacts of the Proposed Project; and
- d. A finding that based upon the whole of the record, including the EIR Findings and the Statement of Overriding Consideration in Exhibit ‘A,’ a demolition permit may be issued because specific economic, social, or other considerations make infeasible the preservation of the building at 11973 W. San Vicente Boulevard.

4. Custodian of Records

LADBS records related to this project are available through the LADBS Records Section at the following locations:

Metro Office
201 N. Figueroa Street, 1st Floor, Room 110
Los Angeles, CA 90012

Van Nuys Office
6262 Van Nuys Boulevard, 2nd Floor, Room 251
Van Nuys, CA 91401

All other records of proceedings shall be maintained by the Department of City Planning. The Director of Planning shall serve as the custodian of these records, which are kept at:

Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

5. Notice of Determination

Staff from the Department of City Planning is directed to file a Notice of Determination with the County Clerk in accordance with the Public Resources Code and CEQA Guidelines within five (5) days of mailing of this letter.

NOTICE RE APPEALS:

Appeal to Board of Building & Safety Commissioners

This determination may be appealed pursuant to LAMC Section 98.0403.1(b)(2) by any interested party within thirty-five (35) days of mailing of this letter. To file an appeal, please follow the instructions in Exhibit 'B' and email the applicable completed form to Board of Building and Safety Secretary Veronica Lopez veronica.lopez@lacity.org, (213) 482-7429 or file it in person at 201 North Figueroa Street, Suite 1030 Los Angeles, CA 90012.

CEQA Appeal

This determination and any determination upon an appeal described in Exhibit 'B' is an "approval" and a final decision for purposes of CEQA. If the determination is upheld on an appeal to the Board of Building and Safety Commissioners (Board), the Board's determination is appealable to the City Council pursuant to LAMC Section 13B.11.1.F. If this determination is not appealed, the determination is final for purposes of CEQA and no further CEQA appeal is available, including upon issuance of the demolition permit after referral to the Cultural Heritage Committee, as described below.

Referral to CHC

To the extent this decision becomes final, either because no appeal is filed or it is ultimately upheld on appeal, before issuance of the demolition permit on the Project, the demolition permit will be referred to the Cultural Heritage Commission (CHC) pursuant to Los Angeles Administrative Code (LAAC) Sections 22.171.14 and 22.171.15. Under these Sections, the CHC and the City Council have authority to suspend issuance of a demolition permit to hold public hearings addressing preservation of a monument, but CHC and the City do not have the authority to condition or deny a demolition permit for any purpose, including to mitigate or avoid environmental impacts. As such, any action under LAAC Sections 22.171.14 or 22.171.15 is not appealable for purposes of CEQA or otherwise.

Please feel free to contact me for further details or clarifications.

Attachments: Exhibit 'A' EIR Findings
Exhibit 'B' DBS Information Bulletin re Appeals

cc: Vincent P. Bertoni, AICP, Director of Planning
 Milena Zasadzien, Principal City Planner
 Mindy Nguyen, Senior City Planner

“Exhibit A”

06/06/2025

EIR Findings

I. Introduction.

The Environmental Impact Report (EIR), consisting of the Draft EIR and the Final EIR, is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and environmental impacts of 11973 San Vicente Boulevard Project (Project), located at 11973-11975 San Vicente Boulevard (Assessor Parcel No. 4404-025-008), on the north side of San Vicente Boulevard between Montana Avenue and Saltair Avenue (Site or Project Site). The Project consists of demolition of the existing two-story commercial building, commonly referred to as the Barry Building, located on the Project Site. The existing building is a City of Los Angeles Historic-Cultural Monument (HCM) that has been vacant and fenced since 2017. The proposed Project consists of the demolition of the Barry Building. Once demolition activities are complete, the portion of the Project Site that currently contains the Barry Building would be a vacant lot, and the existing surface parking lot would remain. A landscape buffer would be installed along the southern boundary of the Project Site (fronting San Vicente Boulevard). No future development of the Project Site is proposed or considered as part of the Project.

The City of Los Angeles (City), as Lead Agency, has evaluated the environmental impacts of implementation of the Project by preparing an environmental impact report (EIR) (Case Number ENV-2019-6645-EIR/State Clearinghouse No. 2020110210). The EIR was prepared in compliance with the California Environmental Quality Act of 1970 (CEQA), Public Resources Code (PRC) Section 21000 et seq. and the California Code of Regulations Title 15, Chapter 6 (CEQA Guidelines). The findings discussed in this document are made relative to the conclusions of the EIR.

PRC Section 21002 provides that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]” The procedures required by CEQA “are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.” PRC Section 21002 goes on to state that “in the event [that] specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.”

The mandate and principles announced in PRC Section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. (See PRC Section 21081[a]; CEQA Guidelines Section 15091[a].) For each significant environmental impact identified in an EIR for a proposed project, the approving agency must issue a written finding, based on substantial evidence in light of the whole record, reaching one or more of the three possible findings, as follows:

- 1) Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant impacts as identified in the EIR.

- 2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been, or can or should be, adopted by that other agency.
- 3) Specific economic, legal, social, technological, other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR.

The findings reported in the following pages incorporate the facts and discussions of the environmental impacts that are found to be significant in the Final Environmental Impact Report for the project as fully set forth therein. Although Section 15091 of the CEQA Guidelines does not require findings to address environmental impacts that an EIR identifies as merely "potentially significant", these findings nevertheless fully account for all such effects identified in the Final EIR for the purpose of better understanding the full environmental scope of the Project. For each environmental issue analyzed in the EIR, the following information is provided:

The findings provided below include the following:

- Description of Significant Effects - A description of the environmental effects identified in the EIR.
- Project Design Features - A list of the project design features or actions that are included as part of the Project.
- Mitigation Measures - A list of the mitigation measures that are required as part of the Project to reduce identified significant impacts.
- Finding - One or more of the three possible findings set forth above for each of the significant impacts.
- Rationale for Finding - A summary of the rationale for the finding(s).
- Reference - A reference of the specific section of the EIR which includes the evidence and discussion of the identified impact.

With respect to a project for which significant impacts are not avoided or substantially lessened either through the adoption of feasible mitigation measures or feasible environmentally superior alternatives, a public agency, after adopting proper findings based on substantial evidence, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project's benefits rendered acceptable its unavoidable adverse environmental effects. (CEQA Guidelines Sections 15093, 15043[b]; see also PRC Section 21081[b].)

II. Environmental Review Process.

For purposes of CEQA and these Findings, the Record of Proceedings for the Project includes (but is not limited to) the following documents:

Initial Study. The Project was reviewed by the City of Los Angeles Department of City Planning (Lead Agency) in accordance with the requirements of the CEQA (PRC 21000 et seq.). The City prepared an Initial Study in accordance with Section 15063(a) of the State CEQA Guidelines in November 2020. The Initial Study is included as Appendix A-1 of the Draft EIR.

Notice of Preparation. Pursuant to the provisions of Section 15082 of the State CEQA Guidelines, the City then circulated a Notice of Preparation (NOP) to State, regional and local agencies, and members of the public for a 33-day period commencing on November 18, 2020,

and ending on December 12, 2020. The purpose of the NOP was to formally inform the public that the City was preparing a Draft EIR for the Project, and to solicit input regarding the scope and content of the environmental information to be included in the Draft EIR. Written comment letters responding to the NOP were submitted to the City by from four agencies and organizations (Department of Transportation, Department of Fish and Wildlife, Native American Heritage Commission, and South Coast Air Quality Management District) and from individuals. The NOP and NOP comment letters are included in Appendix A-2 and A-3 of the Draft EIR.

Draft EIR. The Draft EIR evaluated in detail the potential effects of the Project. It also analyzed the effects of a reasonable range of alternatives to the Project, including a “No Project” alternative. The Draft EIR for the Project (State Clearinghouse No. 2020110210), incorporated herein by reference in full, was prepared pursuant to CEQA and State, Agency, and City CEQA Guidelines (City of Los Angeles California Environmental Quality Act Guidelines). The Draft EIR was circulated for a 46-day public comment period beginning on February 16, 2023, and ending on April 3, 2023. That comment period was extended by the Lead Agency for 15 days to and through April 18, 2023. A Notice of Availability (NOA) was distributed on February 16, 2023, to all property owners within 500 feet of the Project Site and interested parties, which informed them of where they could view the document and how to comment. The Draft EIR was available to the public at the City of Los Angeles, Department of City Planning, and the following local libraries: Los Angeles Central Library, West Los Angeles Regional Library, and the Donald Bruce Kaufman Branch Library. A copy of the document was also posted online at <https://planning.lacity.org>. Notices were filed with the County Clerk on February 16, 2023.

Notice of Completion. A Notice of Completion was sent with the Draft EIR to the Governor’s Office of Planning and Research State Clearinghouse for distribution to State Agencies on February 15, 2023, and notice was provided in newspapers of general and/or regional circulation.

Final EIR. The City released a Final EIR for the Project on September 11, 2023, which is hereby incorporated by reference in full. The Final EIR constitutes the second part of the EIR for the Project and is intended to be a companion to the Draft EIR. The Final EIR also incorporates the Draft EIR by reference. Pursuant to Section 15088 of the CEQA Guidelines, the City, as Lead Agency, reviewed all comments received during the review period for the Draft EIR and responded to each comment in Section II, Responses to Comments, of the Final EIR. On September 7, 2023, responses were sent to all public agencies that made comments on the Draft EIR at least 10 days prior to certification of the EIR pursuant to CEQA Guidelines Section 15088(b). Notices regarding availability of the Final EIR were also sent to property owners and occupants within a 500-foot radius of the Project Site, as well as anyone who commented on the Draft EIR, and interested parties.

Cultural Heritage Commission. On September 5, 2024, the Cultural Heritage Commission (CHC) considered the matter of certification of the EIR by LADBS and instructed staff to communicate their recommendation to LADBS action on certification of the EIR and adoption of the Statement of Overriding Considerations.

III. Record of Proceedings.

For purposes of CEQA and these Findings, the Record of Proceedings for the Project includes (but is not limited to) the following documents and other materials that constitute the administrative record upon which the City approved the Project. The following information is incorporated by reference and made part of the record supporting these Findings of Fact:

- All Project plans and application materials including supportive technical reports;
- The Draft EIR and Appendices, and Final EIR and Appendices, and all documents relied upon or incorporated therein by reference;
- The Mitigation Monitoring Program (MMP) prepared for the Project;
- The City of Los Angeles General Plan and related EIR;
- The Southern California Association of Governments (SCAG)'s 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and related EIR (SCH No. 2019011061);
- Municipal Code of the City of Los Angeles;
- All records of decision, resolutions, staff reports, memoranda, maps, exhibits, letters, minutes of meetings, summaries, and other documents approved, reviewed, relied upon, or prepared by any City commissions, boards, officials, consultants, or staff relating to the Project;
- Any documents expressly cited in these Findings of Fact, in addition to those cited above; and
- Any and all other materials required for the record of proceedings by PRC Section 21167.6(e).

Pursuant to PRC Section 21081.6(a)(2) and CEQA Guidelines Section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City has based its decision are located in and may be obtained from the Department of City Planning, as the custodian of such documents and other materials that constitute the record of proceedings, located at the City of Los Angeles, Figueroa Plaza, 221 North Figueroa Street, Room 1350, Los Angeles, CA 90012.

In addition, copies of the Draft EIR and Final EIR are available on the Department of City Planning's website at <https://planning.lacity.org/development-services/eir> (to locate the documents, search for either the environmental case number or project title in the Search Box). The Draft and Final EIR are also available at the following three Library Branches:

- Los Angeles Central Library—630 West Fifth Street, Los Angeles, CA 90071
- West Los Angeles Regional Library—11360 Santa Monica Blvd., Los Angeles, CA 90025
- Donald Bruce Kaufman Branch Library—11820 San Vicente Blvd., Los Angeles, CA 90049

IV. Project Description.

The Project consists of the demolition of the Barry Building, a two-story commercial building on a 0.61-acre site (APN 4404-025-008) located at 11973-11975 San Vicente Boulevard.

In 2007, the City of Los Angeles Cultural Heritage Commission designated the building as HCM No. 887. The building has been vacant and fenced off since 2017, and is boarded up with screwed-on plywood panels to prevent vandalism, loitering, and other public safety hazards associated with the current vacancy of the Barry Building.

The building is subject to the City's Soft Story Retrofit Program (LAMC Section 91.9300 et seq., Ordinance 183,893 entitled Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Soft, Weak or Open Front Walls ["Soft Story Ordinance"]). The Ordinance applies to buildings with a "soft story," or building (or portion thereof) with no ascertainable lateral system. (See *11971 San Vicente Boulevard – Retrofit Schemes (Soft Story Memorandum)*, Englekirk Structural Engineers (Rev. June 3, 2022) included as Appendix H-3 to the Draft EIR). The Soft Story Ordinance requires the owner of each building within the Ordinance's scope to undertake a structural analysis of the building. If the building does not meet the minimum earthquake standards specified, "the owner shall cause the building to be structurally altered to conform to such standards or, at the owner's option, cause it to be demolished within the time limits stated." (LAMC Section 91.9305.1.) In March 2018, the City of Los Angeles issued the Project Applicant an Order to Comply with the City's Soft Story Retrofit Program. Specifically, the Order to Comply requires the Project Applicant to comply with the following requirements as set forth in LAMC Section 91.9305.2

The building must be renovated or demolished in accordance with the Soft Story Ordinance or face penalties. A seismic assessment of the building was prepared. (See *11973 San Vicente Boulevard ASCE 41-13 Seismic Assessment*, Englekirk Structural Engineers (June 6, 2022), included as Appendix G to the Draft EIR.) The retained structural engineers identified that only a portion of the building has a "soft story" and is required to comply with the Ordinance. (See *11971 San Vicente Boulevard – Retrofit Schemes (Soft Story Memorandum)*, Englekirk Structural Engineers (Rev. June 3, 2022) included as Appendix H-3 to the Draft EIR. See also *11971 San Vicente Boulevard – Retrofit Schemes (Soft Story Retrofit Letter Report)*, Englekirk Structural Engineers (June 1, 2021) included as Attachment H-2 to the Draft EIR.) The seismic assessment determined that there are high levels of overstress in the other portions of the building, and that the building is likely to suffer significant damage when subject to a moderate to strong earthquake in the Los Angeles basin, which presents a safety hazard to people in and around the building. The seismic engineers determined that additional renovations would be required to make the building suitable for occupancy above those required by the Soft Story Ordinance.

Englekirk Structural Engineers also determined that the seismic instability of the Barry Building is due to its 1950's building design, rather than lack of maintenance or neglect on behalf of the owner. Buildings designed and constructed in the early 1950's had low seismic demands and requirements; however, current requirements are much higher. Englekirk also noted, as in its prior report, in addition to the seismic retrofit work required under the Soft Story Ordinance for the south wing of the building, the north, east, and west wings of the building are currently up to 650% overstressed and would also require renovation. While the California Historical Building Code allows historic buildings to meet only 75% of the current building code forces, due to the very high level of overstress in the building substantial work, including strengthening the existing shear walls and floor/roof plywood diaphragm, and adding shear walls and moment frames would still be required. Temporary wooden frames are not a valid retrofit option because it would not meet current requirements under either the Uniform Building Code or the Historical Building Code. (See *Barry Building (11973 San Vicente Boulevard, Los Angeles, CA 90049) Los Angeles Conservancy Comments Review*, Englekirk Structural Engineers, (May 25, 2023), included as Attachment I to the Final EIR.)

Per LAMC Section 91.9305.1, which provides that it is "the owner's option" to demolish the building, the Project Applicant has proposed to demolish the existing building in order to comply with the Soft Story Ordinance.

Once demolition activities are complete, the portion of the Project Site that currently contains the Barry Building would be a vacant lot, and the portion of the existing surface parking lot that is on the Project Site would remain. Demolition would take place within the Project Site, while the adjacent parcel to the north (APN 4404-025-016, which is not part of the Project Site) would be used for staging. No demolition work is proposed within the public right-of-way. Demolition of the building would result in the removal of approximately 4,174 cubic yards of debris from the Project Site, including approximately 130 cubic yards of asbestos-containing materials and 4,044 cubic yards of demolition materials.

In accordance with the San Vicente Scenic Corridor Specific Plan, a landscape buffer would be installed along the southern boundary of the Project Site (fronting San Vicente Boulevard). As part of the Project, three on-site palm trees would be removed (a Chinese windmill palm, a king palm, and a queen palm); however, the fourth on-site palm (Mexican fan palm) in the surface parking lot and two street trees (both London plane trees) located along San Vicente Boulevard would remain.

The Project is anticipated to last approximately 36 working days, with one additional day to plant the landscape buffer.

No future development of the Project Site is proposed and/or considered as part of the Project. No additional permits, approvals, or entitlements are requested. To this end, the Project Applicant has provided a statement, signed and notarized, that certifies that the permit for demolition is not sought to facilitate construction or development of a larger project. (See Attachment to Application for Demolition Permit: Owner's Declaration Related to CEQA and Project Scope, included as Attachment B-2 to the Final EIR.)

V. No Impact or Less than Significant Impact without Mitigation

The impacts of the Project that were determined to have no impact or be less than significant in the EIR (including having a less than significant impact as a result of implementation of project design features and compliance with existing regulations) and that require no mitigation are identified below. The City has reviewed the record and agrees with the conclusion that the following environmental impacts would not be significantly affected by the Project and therefore, no additional findings are needed. The following information does not repeat the full discussions of environmental impacts contained in the EIR. The City ratifies, adopts, and incorporates the analysis, explanation, findings, responses to comments, and conclusions of the EIR.

Summary of Impacts Evaluated in the Initial Study Only

The Initial Study (Appendix A-1 of the Draft EIR) considered effects with respect to the following: aesthetics, agricultural and forestry resources, air quality (odors), biological resources, cultural resources (archeological resources and human remains), energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning (physically divide an established community), mineral resources, noise (airport noise), population and housing, public services, recreation, transportation/traffic (plan consistency, VMT, and design feature hazards), utilities and service systems, and wildfire, but found that the Project would either have no impact or a less than significant impact with respect to each of these topics. No mitigation was required, and no further analysis of these topics was needed in the Draft EIR. (See Initial Study attached as Appendix A-1 to the Draft EIR, and Draft EIR Section VI.6.)

Aesthetics: The Project would not have a substantial adverse on a scenic vista, scenic resources, public views, or create a new source of light or glare. While the Project Site is located within the boundaries of the San Vicente Scenic Corridor Specific Plan, the plan area is not considered a scenic vista, and the Specific Plan establishes streetscape and urban design criteria only to protect the pedestrian-scale and community-oriented commercial nature along San Vicente Boulevard. Since no future development of the Project Site is proposed or considered as part of the Project, the Project would not increase building height on the Project Site or alter panoramic views that include the Project Site or interfere with current views. In addition, the Project would not conflict with applicable regulations governing scenic quality. The aesthetic impact was therefore determined to be less than significant. (Appendix A-1 to the Draft EIR, page 24. See also Draft EIR, page VI-9.)

Agricultural and Forestry Resources: The Project Site is currently developed with a commercial building, does not contain any agricultural uses. The Project Site is currently zoned C4-1VL, for commercial uses, and is not zoned for agricultural use, forest land or timberland. The Initial Study determined that the Project would have no impact on agricultural or forestry resources, as it would not convert any farmland, does not conflict with any agricultural zoning, would not result in forest loss, nor would it create changes to the existing environment which could result in the loss of agricultural or forested land. (See Appendix A-1 to the Draft EIR, page 31.).

Air Quality (odors): The Project consists solely of the demolition of the existing commercial building, and no future development of the Site is proposed and/or considered as part of the Project. Therefore, the Project would not include any of the uses identified by the SCAQMD CEQA *Air Quality Handbook* as being associated with substantial odors. Further, any odors that may be generated during demolition would be localized and temporary in nature, and would not have the potential to affect a substantial number of people or result in a nuisance as defined by SCAQMD Rule 402. (See Appendix A-1 to the Draft EIR, page 36.)

Biological Resources: Due to the developed nature of the Project Site and lack of any natural open spaces, there are no candidate, sensitive, or special status species identified that would be impacted by the Project.¹ Furthermore, there are no riparian areas, sensitive natural communities, or Significant Ecological Areas as defined by the City of Los Angeles located on or adjacent to the Project Site. Demolition of the existing building would not interfere substantially with any established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. (See Appendix A-1 to the Draft EIR, page 37.)

Cultural Resources (archeological resources and human remains): The Project Site is located in an urbanized area of the City and has been disturbed by past development activities.

¹ Cycads have been identified by a commentator as existing in the courtyard of the Barry Building. However, cycads are not native to California and are not protected by California native plant protection laws, the California Endangered Species Act (CESA), or addressed by the Appendix G questions in CEQA (thresholds of significance) which specifically refer to native plants. (See Email from Jacqueline Bowland Worden, Lead Biologist/Natural Resources Project Manager, SWCA Environmental Consultants (May 26, 2023) included as Attachment K-2 to the Final EIR and *The Barry Building – 11973 San Vicente Boulevard, Los Angeles, California 90049*, Carlberg Associates (May 19, 2023) included as Attachment K-1 to the Final EIR.)

There are no known archaeological resources at the Project Site, nor are there any known traditional burial sites or other type of cemetery usage has been identified with the Project Site and immediate vicinity. As such, Project impacts would be less than significant to archeological cultural resources and human remains, and no further analysis of this topic in the EIR was required. (See Appendix A-1 to the Draft EIR, page 41.) Additional analysis of Cultural Resources (historic resources) was provided in the Draft EIR. (See Section IV.B of the Draft EIR.)

Energy: The proposed demolition activities would consume relatively minor quantities of electricity. No future development of the Site is proposed and/or considered as part of the Project; therefore, the Project would not have an operational demand for energy, with the exception of a limited amount of electricity for sprinklers to water the landscape buffer. Thus, the Project would not result in an increase in demand for electricity, natural gas, or petroleum that exceeds available supply or distribution infrastructure capabilities. (See Appendix A-1 to the Draft EIR, page 44.)

Geology and Soils: Impacts related to geology and soils are all less than significant. The Project Site is not located within a known earthquake fault, nor is it within a liquefaction zone. As the Project involves the demolition of an existing seismically unsafe building, the Project would not expose people or structures to substantial adverse effects associated with geology or soils. (See Appendix A-1 to the Draft EIR, page 52.)

Hazards and Hazardous Materials: Based on the age of the existing building, it is assumed that it contains asbestos containing materials (ACMs). In accordance with existing rules and regulations, all materials which are identified as ACMs, would be removed by a trained and licensed asbestos abatement contractor. The Project will not create any significant impacts related to hazards or hazardous materials. (See full analysis in Appendix A-1 to the Draft EIR, page 60.)

Hydrology and Water Quality: Based on the limited timeframe for demolition (seven weeks), the small size of the Project Site, the additional pervious area on the Site after demolition, and the lack of an operational component to the Project, the Project would not be expected to substantially degrade surface or ground water quality or conflict with any water quality standards or plans. Impacts on hydrology and water quality would be less than significant. (See Appendix A-1 to the Draft EIR, page 65.)

Land Use and Planning (physically divide an established community): The Project does not contain features such as highways or new infrastructure that would cause a permanent disruption in the physical arrangement of the surrounding uses. Therefore, no impact would occur. Additional Land Use and Planning impacts are discussed below. (See Appendix A-1 to the Draft EIR, page 70.)

Mineral Resources: The Project would not result in the loss of a known mineral resource; Project Site is not located within a City-designated oil field or oil drilling area, nor is the Project Site is located within a City-designated Mineral Resource Zone where significant mineral deposits are known to be present. Demolition of the Barry Building will have no impact on mineral resources. (See Appendix A-1 to the Draft EIR, page 71.)

Noise (Operational Noise and Vibration, Airport noise): The Project would not include an operational phase, and therefore would not result in impacts related to operational noise or operational vibration. The Project Site is not located within an airport land use plan or within two miles of a public airport or public use airport. There are no private airstrips in the vicinity of the Project Site. Therefore, no impact would occur. Additional noise impacts are discussed below. (See Appendix A-1 to the Draft EIR, page 73.)

Population and Housing: The Project-related demolition activities would not represent a permanent or substantial new employment generator that would result in substantial unplanned population growth either directly or indirectly. The Project would not displace any housing or residents, as there is no housing on the Project Site. Therefore, no impact would occur. (See Appendix A-1 to the Draft EIR, page 75.)

Public Services: The Project would not result in substantial adverse physical impacts associated with the need or provision of new or physically altered governmental facilities. Demolition activities associated with the Project may temporarily increase demand for fire protection (emergency medical services) and police protection, however, demolition activities would be required to comply with all applicable federal, State, and City safety regulations and impacts would be less than significant. As there is no operational component to the Project, there is no impact to schools, parks, or other public facilities. (See Appendix A-1 to the Draft EIR, page 77.)

Recreation: No future development of the Site is proposed and/or considered as part of the Project. Thus, the Project would have no impact on recreation. (See Appendix A-1 to the Draft EIR, page 84.)

Transportation (plan consistency, VMT, and design feature hazards): The demolition of the Barry Building would not conflict with any program plan or policy regarding the circulation system, nor would it conflict with CEQA Guidelines Section 15064.3, subdivision (b) (regarding VMT), or increase hazards due to a geometric design feature. Thus, there would be no impact to these areas. (See Appendix A-1 to the Draft EIR, page 86.)

Utilities and Service Systems: Demolition and construction activities typically do not involve the consumption of natural gas, the need for telecommunications infrastructure, or result in the generation of wastewater that would need to be treated by wastewater treatment infrastructure that serves the Project Site. There is sufficient landfill capacity to accommodate the solid waste generated by the demolition of the existing building, and impacts would be less than significant. (See Appendix A-1 to the Draft EIR, page 92.)

Wildfire: The Project Site is not located in or near a state responsibility area, within a City-designated Very High Fire Hazard Severity Zone, or within a City-designated buffer zone. Therefore, no impact regarding this topic would occur. (See Appendix A-1 to the Draft EIR, page 97.)

Cumulative Impacts: With regards to cumulative effects with respect to aesthetics, agricultural resources, biological resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, population and housing, public services, recreation, utilities and service systems, and wildfire as identified in the Initial Study, the Project's

incremental contribution to potential cumulative impacts would not be cumulatively considerable as the Project would either have no impact or a less than significant impact with respect to these topics, and therefore could not combine with other projects to result in cumulative impacts. (See Appendix A-1 to the Draft EIR, page 100.)

Summary of Impacts Evaluated in the EIR

The Draft EIR concluded that the following applicable impacts would be less than significant without additional mitigation: Air Quality, Noise (groundborne vibration) Greenhouse Gas Emissions, Transportation/Traffic (emergency access) and Tribal Cultural Resources. (See Draft EIR Section I at I-7 and Section VI.6.) The EIR also considered potential cumulative impacts for each impact. The related projects list consists of seven projects provided by the City of Los Angeles Department of Transportation (LADOT) detailed in Section III of the Draft EIR. (See Table III-1, page III-3.)

Air Quality: The Project includes the demolition of the existing building, but no future development of the Project Site is proposed and/or considered as part of the Project. The demolition would be short term and as a result would not exceed any applicable air quality thresholds. As discussed in Section IV.A of the Draft EIR, the Project would not conflict with or obstruct implementation of the applicable air quality plan, exceed any applicable significance threshold or regulatory standard, or expose any sensitive receptors to substantial pollutant concentrations. Finally, the Project would not result in any significant cumulative air quality impacts and thus would not require any mitigation. (See full analysis in Section IV.A of the Draft EIR.) No significant cumulative impacts to air quality were identified, and no mitigation measures are required. (See Draft EIR, Section IV.A-37.)

Greenhouse Gas Emissions: The EIR compared the Project's characteristics with applicable regulations, plans, and policies to reduce greenhouse gas (GHG) emissions and found that the project would not conflict with plan, policy, or regulation adopted for the purpose of reducing GHG emissions. Thus, as noted in Section IV.C of the Draft EIR, impacts are less than significant, and no mitigation is required. (See Section IV.C of the Draft EIR.) In addition, no significant cumulative impacts to GHG emissions were identified, and no mitigation measures are required. (See Draft EIR Section IV.C-39.)

Land Use and Planning (conflict with plan or policy): With regard to the San Vicente Scenic Corridor Specific Plan, the issuance of a Demolition Permit will not change the land use or zoning designations of the Project Site. A vacant lot is not on the list of uses prohibited within the Specific Plan (Specific Plan, Section 5: Uses). A discussion of the Project's consistency with the applicable provisions of the San Vicente Scenic Corridor Specific Plan is provided in Table 4.I-3 of the Initial Study (Appendix A-1 to the Draft EIR) and a discussion of the Project's consistency with the applicable design guidelines contained in the San Vicente Scenic Corridor Specific Plan is provided in Table 4.I-4 of the Initial Study (Appendix A-1 to the Draft EIR. See also IV.D of the Draft EIR.). The Project would not conflict with any of those applicable policies and guidelines, and thus no impacts would occur. Cumulative impacts related to land use and planning would be less than significant without mitigation.

Noise (groundborne construction vibration): The Project's estimated construction vibration impacts at nearby receptors sensitive to the human annoyance effects of ground-borne vibration would not exceed the applicable 72 VdB threshold of significance. As a result, the Project's human

annoyance-related vibration impacts as generated by on-site construction activities would be less than significant. Off-site vibration was also analyzed by the EIR and was found to be less than significant, and no mitigation is required. (See Section IV.E of the Draft EIR.) Cumulative on-site and off-site construction vibration impacts related to human annoyance would be less than significant. (See Draft EIR Section IV.E-35.)

Transportation/Traffic (emergency access): Project construction activities would not generate a significant number of daily trips during peak hours or increase congestion in the Project vicinity that could affect emergency access. The Project's impacts to transportation / traffic are less than significant. (Section IV.F of the Draft EIR). In addition, the Project includes a Project Design Feature (PDF-TRA-1 Demolition Management Plan) requiring the Project Applicant to prepare a detailed Demolition Management Plan. (See Section IV.F of the Draft EIR, page IV.F-12.) The Project's cumulative impacts related to emergency access would be less than significant. (See Draft EIR Section IV.F-17.)

Tribal Cultural Resources: No specific tribal cultural resources were identified at the Project Site by either a sacred lands file search, a California Historical Resources Information System records searches, or in consultation with California Native American Tribes. The Project Site was determined to have a low sensitivity for containing unknown tribal cultural resources, and the Project would only disturb soils that have been previously disturbed by past development activities. Therefore, Project's impacts with respect to tribal cultural resources would be less than significant without mitigation, as noted in Section IV.G of the Draft EIR. cumulative impacts to tribal cultural resources would be less than significant and would not be cumulatively considerable. (See Draft EIR Section IV.G-12.)

VI. Less than Significant Impacts with Mitigation

The EIR determined that the Project has potentially significant environmental impacts in the areas discussed below. The EIR identified feasible mitigation measures to avoid or substantially reduce the environmental impacts in these areas to a level of less than significant. Based on the information and analysis set forth in the EIR, the Project would not have any significant environmental impacts in these areas, as long as all identified feasible mitigation measures are incorporated into the Project. The City again ratifies, adopts, and incorporates the full analysis, explanation, findings, responses to comments, and conclusions of the EIR.

Noise (temporary or permanent increase in noise)

Impact Summary

The Project Site is occupied by an approximately 13,956 square foot commercial building that is vacant and boarded up, and is therefore assumed to generate no noise. Construction would generate noise during the approximately 36 working days of demolition activities (see Table II-1 in Section II of the Draft EIR, Project Description, for the proposed Project schedule), with one additional day to install the landscape buffer.

The Draft EIR evaluated the noise expected as a result of the Project through on-site construction, off-site construction, and vibration-producing activities (discussed previously). Analysis of the activities and equipment planned to be used at the Project Site evaluated the unmitigated noise impacts that could result from excavator and loader usage during the Project's proposed demolition of the Barry Building. Noise increases at 640 Saltair Avenue, 11900 Saltair Terrace,

and 529 Westgate Avenue could exceed the City's 5 dBA L_{eq} increase significance criteria. As a result, without mitigation, this impact would be considered significant.

With respect to LAMC Section 112.05, no individual piece of equipment (i.e., no individual excavator or loader or backhoe) is estimated to generate a noise level in excess of 75 dBA L_{eq} as measured at a distance of 50 feet. As a result, the Project's impact as it pertains to the generation of noise levels in excess of noise ordinance standards would be considered less than significant.

The Project would also generate noise at off-site locations from haul trucks removing debris from the Project Site during demolition activities. Haul trucks would access the Project Site via San Vicente Boulevard. According to FHWA TNM 2.5 modeling, the Project's off-site noise impacts from construction-related traffic truck traffic would be less than significant.

The Project, together with related projects and future growth, was evaluated for potential cumulative noise impacts. A total of seven related projects were identified in the study area. (See Table III-1 for list of related projects.) The closest related project is more than 1,000 feet from the Project Site; it would not combine with the Project to result in a cumulative construction noise impact. The Draft EIR determined that cumulative noise due to construction truck traffic from the Project and related projects would not have the potential to exceed the ambient noise levels along the haul route or other streets by 5 dBA. Thus, Project impacts would not be cumulatively considerable and cumulative construction noise impacts would be less than significant.

Project Design Features

No specific project design features (PDFs) are proposed with regard to noise.

Mitigation Measures

To ensure that the Project's construction-related noise increases at 640 Saltair Avenue, 11900 Saltair Terrace, and 529 Westgate Avenue do not exceed the City's 5 dBA L_{eq} threshold of significance, the following mitigation measure is required:

MM-NOI-1 Sound barriers rated to achieve a sound attenuation of at least 15 dBA shall be erected along the following boundaries:

- The east and west parking area boundaries (both the Project Site's east and west parking area boundaries and the east and west boundaries of the parcel immediately to the north of the Project Site (APN 4404-025-016)). (While the parcel to the north of the Project Site is not part of the Project, that parcel would be used for construction staging.)
- The northern property line of the parcel to the north of the Project Site (APN 4404-012-016) that separates this parcel from the residential uses to the north. Sound barriers along this property line shall be connected to the previously described sound barriers for the east and west property lines, so that there are no gaps.

All sound barriers shall be tall enough to shield line of sight paths from operating demolition equipment to the 2nd stories of nearby residential uses. The prescribed sound barriers shall be installed for the duration of the Project's demolition activities, which are estimated to last approximately 36 working days. At plan check, building plans shall include documentation prepared by a noise consultant to verify compliance with this measure.

Finding

Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment (PRC Section 21081(a)(1))

Rationale for Finding

Implementation of Mitigation Measure MM-NOI-1 would reduce demolition-related noise impacts to below the City's 5 dBA L_{eq} significance criteria. As shown in Draft EIR Section IV.E, Table IV.E-7, building demolition-related noise increases at 640 Saltair Avenue, 11900 Saltair Terrace, and 529 Westgate Avenue would be no greater than 1.1 dBA after implementation of Mitigation Measure MM-NOI-1. Therefore, the Project's noise impact from on-site demolition activities would be considered less than significant with mitigation.

Reference

See Draft EIR Section IV.E and Appendix D of the Draft EIR for complete analysis of the noise impacts, thresholds, and evaluation methods conducted for the Project.

VII. Significant and Unavoidable Impacts

The Final EIR determined that the environmental impacts set forth below are significant and unavoidable. In order to approve the project with significant unmitigated impacts, the City is required to adopt a Statement of Overriding Considerations, which is set forth in Section XII, below. No additional environmental impacts other than those identified below will have a significant effect or result in a substantial or potentially substantial adverse effect on the environment as a result of the construction or operation of the project. The City finds and determines that:

- a) All significant environmental impacts that can be feasibly avoided have been eliminated, or substantially lessened through implementation of the project design features and/or mitigation measures; and
- b) Based on the Final EIR, the Statement of Overriding Considerations set forth below, and other documents and information in the record with respect to the construction and operation of the project, all remaining unavoidable significant impacts, as set forth in these findings, are overridden by the benefits of the project as described in the Statement of Overriding Considerations for the construction and operation of the project and implementing actions.

Cultural Resources (historic resources)

Impact Summary

The Barry Building was constructed in 1951 by David Barry, Jr., who hired architect Milton Caughey² to design the two-story commercial office building with shops on the ground floor, wrapping a central courtyard lushly landscaped with tropical plants. In 1993, a one-story receiving and storage addition was constructed on the north side of the building. An additional alteration in that area in 1993 was removal of the screens separating the rear patios from the parking lot. A

² Caughey's work consisted primarily of residences and schools; the Barry Building is one of his few commercial projects.

ramp was added on the southeast side to enter the courtyard space. The landscaped courtyard has also been altered over time.

The Project Site is currently developed with the two-story Barry Building and a surface parking lot. It is set back from San Vicente Boulevard by a narrow concrete-paved plaza with low planters. The building is flanked to the east by a shared driveway and to the north by the surface parking lot. The building consists of four wings of offices around a central garden courtyard, forming an open square in plan. The building has flat roofs at varying heights, with parapets around the perimeter and cantilevered plaster soffits with wood fascia around the courtyard. Two curved staircases, one in the northeast corner and one in the southwest corner, provide access to the cantilevered second-story balconies that encircle the courtyard. Each staircase consists of "floating" concrete treads in steel pans supported on triangular concrete mono stringers, with metal pipe railings.

The second story of the south wing is supported on slender steel pipe columns, leaving the ground floor open to both San Vicente Boulevard and the central courtyard. A small freestanding structure, slightly rotated from the building's orthogonal plan relative to San Vicente Boulevard, is located under the southeast corner. The interiors of the office suites are finished with wood flooring, plaster walls, and textured acoustical plaster ceilings.

The Barry Building was designated by the City as a Historic-Cultural Monument (HCM) No. 887 in 2007. The property is significant under the City's Cultural Heritage Ordinance Criterion 1, because it reflects "the broad cultural, political, economic or social history of the nation, state, or community." The building was the longtime home of Dutton's Brentwood Books and fostered a sense of cultural identity along the San Vicente commercial corridor in Brentwood. The Barry Building is also significant under City's Cultural Heritage Ordinance Criterion 3, because it "embodies the distinguishing characters of an architectural-type specimen, inherently valuable for a study of a period, style of method of construction," as an example of International Style architecture. The Barry Building is an example of Mid-century Modern commercial architecture in Los Angeles and embodies a distinctly local expression of the style. The period of significance for the context/theme/property type combination is 1945-1975. The Barry Building retains integrity of location, design, setting, materials, workmanship, and feeling. It is therefore eligible for listing in the National Register and the California Register. Details of the criteria, eligibility standards, character-defining features, and integrity considerations are provided in the Historical Resources Technical Report included as Appendix C-1 of the Draft EIR.

The Project would demolish the Barry Building and all those physical characteristics that convey its historical significance and that justify its designation as a City HCM, and its eligibility for listing in the California Register and the National Register. Thus, the Project would materially impair the significance of the Barry Building and would cause a substantial adverse change in the significance of an historical resource as defined by CEQA. Therefore, Project impacts related to historical resources would be significant and unavoidable.

As discussed in Section IV.B of the Draft EIR, cumulative impacts to historical resources would be less than significant. While the Project would demolish the Barry Building, resulting in a Project-specific significant and unavoidable impact, the Barry Building is not a contributor to any established historic district or HPOZ and does not contribute to the significance of any other individual historical resources.

Project Design Features

No specific project design features (PDFs) are proposed with regard to cultural resources.

Mitigation Measures

The following measure has been required for the Project:

MM-CUL-1 Prior to the issuance of a demolition permit, the Barry Building shall be documented to meet Historic American Buildings Survey (HABS) Level I standards. The documentation shall include a full set of measured drawings depicting existing conditions; photographs with large format negatives of exterior and interior views; photocopies with large format negatives of select existing drawings and historic views that are produced in accordance with the U.S. Copyright Act (as amended); and a written history and description. The documentation shall be submitted to the Library of Congress, with copies given to the Los Angeles Conservancy and the Los Angeles Public Library. A digital copy of the documentation shall be submitted to the South Central Coastal Information Center at California State University, Fullerton.

Finding

Specific economic, legal, social, technological, other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR. (PRC Section 21081(a)(3))

Rationale for Finding

As discussed in Section II (Project Description) of the Draft EIR, the Project consists of the demolition of the Barry Building, which has been vacant and fenced off since 2017, and the installation of a landscape buffer along the southern boundary of the Project Site. The existing building is currently designated as a City of Los Angeles HCM. Adopting Mitigation Measure MM-CUL-1, which will document the existing building's historical significance, will not eliminate the Project's significant impacts to cultural resources, which are the result of demolition of an HCM. Therefore, as discussed in Draft EIR Section IV.B, the Project's impacts to cultural resources will be significant and unavoidable. Mitigation Measure MM-CUL-1, provided above, requires the Barry Building to be documented to meet HABS Level I standards prior to demolition. However, even after implementation of Mitigation Measure MM-CUL-1, Project impacts would remain significant and unavoidable as the Project would demolish the existing historical resource. Further, all feasible mitigation measures have been imposed on the Project, mitigation measures such as interpretive programs, incorporation of materials into a new building, or a commemorative plaque would not reduce impacts, provide additional benefits not otherwise provided by the HABS survey detailed above, or are impractical because no new development is proposed. Therefore, as the Project is demolition of a building with no new construction, all feasible mitigation measures have been imposed on the Project. Further, Alternatives 1, 2, and 3 of the Draft EIR studied alternatives to demolition that could potentially mitigate effects but were determined infeasible. In addition, relocation of the building is technically impractical and infeasible due to the size of the building and the logistical requirements to move the structure. Dismantling the building for relocation would pose a significant risk to the building's character-defining features.

Reference

See Section IV.B and Section VI of the Draft EIR for complete analysis of the cultural resources impacts, thresholds, and evaluation methods conducted for the Project.

Land Use and Planning (conflict with plan or policy)

Impact Summary

The Project Site has a General Plan land use designation of Neighborhood Office Commercial and is zoned C4-1VL (Commercial Zone, Height District 1VL). The Commercial Zone permits a range of commercial uses including retail and office uses. Within Height District 1VL, the C4 zone allows for a building height maximum of up to 45 feet and establishes a floor area ratio (FAR) of 1.5:1.

As the Project would result in the demolition of an existing historical resource, the Project would conflict with the applicable objectives and policies in the City of Los Angeles General Plan - Conservation Element related to the preservation of historical resources. Therefore, the Project would result in a potentially significant impact with respect to consistency with the City of Los Angeles General Plan (Conservation Element).

The Project would also conflict with several of the applicable goals, objectives, and policies within the Brentwood – Pacific Palisades Community Plan that are related to the preservation of historical resources. See Section IV.D, Table IV.D-1 of the Draft EIR. Therefore, the Project would result in a potentially significant impact with respect to consistency with the Brentwood-Pacific Palisades Community Plan.

The Project would not result in any changes to the General Plan land use designation and zoning regulations applicable to the Project Site. However, the Project would conflict with the goals, objectives, and policies of the General Plan (Conservation Element) and the Brentwood-Pacific Palisades Community Plan related to historic preservation, which are the primary goals, objectives, and policies applicable to the Project since development of the Project Site is not proposed.

As described in Draft EIR Section IV.B, Cultural Resources, Mitigation Measure MM-CUL-1 would be undertaken by the Project Applicant, which requires the Barry Building to be fully documented prior to demolition.

Even with implementation of Mitigation Measure MM-CUL-1, the Project would conflict with the applicable land use goals, objectives, and policies as the Project would demolish the existing historical resource. Therefore, Project impacts related to land use and planning would remain significant and unavoidable.

Project Design Features

No specific project design features (PDFs) are proposed with regard to land use and planning.

Mitigation Measures

The Project would be required to implement MM-CUL-1, discussed above, which would mitigate impacts to cultural resources, and by extension applicable goals, objectives, and policies related to historic preservation.

Finding

Specific economic, legal, social, technological, other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR. (PRC Section 21081(a)(3))

Rationale for Finding

As evaluated in Section IV.D of the Draft EIR, the Project would conflict with the applicable policies of the General Plan (Conservation Element) and the Brentwood-Pacific Palisades Community Plan related to historic preservation. Even with implementation of Mitigation Measure MM-CUL-1, the Project would continue to conflict with the applicable land use goals, objectives, and policies as the Project would demolish the existing historical resource. Therefore, Project impacts related to land use and planning would remain significant and unavoidable. However, there were no other mitigation measures identified in the EIR that avoid that significant impact. Further, Alternatives 1, 2, and 3 of the Draft EIR studied alternatives to demolition that could potentially mitigate effects but were determined infeasible. In addition, relocation of the building is technically impractical and infeasible due to the size of the building and the logistical requirements to move the structure. Dismantling the building for relocation would pose a significant risk to the buildings character-defining features.

Therefore, there are no feasible mitigation measures or alternatives that would reduce impacts to related to land use to less than significant.

Reference

See Draft EIR Sections IV.D and Section VI for complete analysis of the land use and planning impacts, thresholds, and evaluation methods conducted for the Project.

VIII. Alternatives

CEQA requires that an EIR analyze a reasonable range of feasible alternatives that could substantially reduce or avoid the significant impacts of a project while also meeting the project's basic objectives. An EIR must identify ways to substantially reduce or avoid the significant effects that a project may have on the environment (PRC Section 21002.1). Accordingly, the discussion of alternatives shall focus on alternatives to a project or its location which are capable of avoiding or substantially reducing any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly. The alternative analysis included in the Draft EIR, therefore, identified a reasonable range of project alternatives focused on avoiding or substantially reducing the project's significant impacts.

Summary of Findings

Based upon the following analysis, the City finds, pursuant to CEQA Guidelines Section 15091, that no feasible alternative or mitigation measure will substantially lessen any significant effect of the project, reduce the significant unavoidable impacts of the project to a level that is less than significant, or avoid any significant effect the project would have on the environment.

Project Objectives

The objectives of the Project are as follows:

1. Comply with the City's Soft Story Retrofit Program (LAMC Section 91.9300 et seq., Ordinance entitled Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Soft, Weak or Open Front Walls), which includes complying with the requirements under LAMC Section 91.9305.2.
2. Abate the fire, loitering, vandalism, and other public safety hazards associated with structural defects and current vacancy of the Barry Building.

Alternatives Analyzed

Alternative 1 – No Project Alternative

Description of Alternative

CEQA requires the alternatives analysis to include a “no project” alternative, which is the circumstance under which the Project does not proceed. The purpose of analyzing a No Project Alternative is to allow decision makers to compare the impacts of approving the project with the impacts of not approving the project (CEQA Guidelines Section 15126.6, subd. (e)(1)).

This alternative assumes that the Project would not be implemented, and the existing building would not be demolished. However, in March 2018, the City of Los Angeles issued the Applicant an Order to Comply with the City’s Soft Story Retrofit Program. (See LAMC Section 91.9305.2(1)(c), (2), and (3).) Thus, even under a “no project” alternative, some alterations to the Barry Building must be made. In a “no project” alternative where the building is not demolished, then it must be retrofitted to avoid penalties under the Soft Story Ordinance. However, Alternative 1 assumes only the minimum seismic retrofit work would be undertaken to comply with the Soft Story Ordinance, but no other seismic retrofit work would be undertaken and therefore the building would not be operational under this alternative.

Englekirk Structural Engineers prepared a technical report dated May 26, 2021 (included in Appendix H-2 of the Draft EIR) that included a structural analysis to repair the existing building to conform to the City’s Soft Story Ordinance (see “Phase I” discussion in Appendix H-2). According to the Englekirk report, the south wing of the building that faces San Vicente Boulevard utilizes a pass-through at the ground floor that accesses the interior courtyard. As a result, there are no bearing walls that extend to the foundation and instead the second floor is supported on a series of isolated steel columns.

To comply with the City’s Soft Story Retrofit Program, Englekirk developed a seismic retrofit scheme that consists of steel moment frame structures that are located within the building and are supported on new concrete footings. However, compliance with the retrofit required by the Soft Story Ordinance would not address structural deficiencies identified in the east, north, or west wing as provided in Englekirk’s Seismic Assessment (see Appendix H-3 and Appendix G of the Draft EIR).

Therefore, if the remaining building wings are not structurally retrofitted, the work to the south wing of the building would not be sufficient to protect building occupants if the building was subject to a moderate to severe seismic event. In addition, the south wing alone, which is on the second story of the building, could not be occupied as occupants would need to take one of two stairways and travel along other wings of the building that have not been retrofitted in order to reach the south wing. As such, the building could not be safely occupied under Alternative 1. This alternative would not address the building’s other areas of noncompliance, specifically under the ADA and the Building Code.

Impact Summary

All of Alternative 1’s impacts would be less than significant, including with respect to historical resources and land use. The Project would result in a significant and unavoidable impact with respect to historical resources and land use, as the Project would demolish the existing building, which is City HCM No. 887. As Alternative 1 involves the retention of the existing building, Alternative 1 would result in similar impacts as the Project related to Air Quality, Greenhouse Gas

Emissions, Noise, Transportation, Tribal Cultural Resources, and would avoid the Project's significant and unavoidable impacts with respect to Cultural Resources (historical resources) and Land Use and Planning (conflict with plans).

Finding

Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report. (PRC 21081(a)(3).)

Rationale for Finding

As discussed above, Alternative 1 involves the retention of the existing building, with minor seismic retrofitting, resulting in a structure that would be unsuitable for full occupation. Alternative 1 would avoid the significant impacts related to historical resources and land use. However, as discussed in Englekirk Structural Engineers technical report dated May 26, 2021, with the seismic retrofitting to comply with the requirements of the City's Soft Story Retrofit Program, the building would still present a seismic risk and safety hazard and could not be occupied. This is because the structural retrofit required by the Soft Story Ordinance only addresses the structural deficiencies in the south wing, and does not address the east, north, or west wing structural deficiencies. Further, the building would not meet ADA requirements for accessibility, further limiting its suitability for occupation. As discussed above, the alternative is not feasible because, even with compliance with the Soft Story Retrofit requirements, structural issues would remain, precluding occupation of much of the building and a reasonable return on investment, while persisting as a safety hazard. The structural condition of the building, combined with lack of ADA compliance would present both economic and legal complications for the owner, as failure to comply with ADA regulations could result in legal and economic penalties were the building to be occupied. Feasibility is defined by PRC Section 15364 as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." As discussed above, specific economic, legal, technical, and social limitations make the alternative infeasible.

Per the CEQA Guidelines Section 15126.6 (a), reasonable project alternatives are those that "would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the Project, and evaluate the comparative merits of the alternatives." Accordingly, while this alternative would partially meet the first Project objective, this Alternative is still infeasible because it would not resolve the public safety consideration associated with a moderate to severe earthquake event. In such an event, there would still be a significant risk to public safety because of the structural deficiencies in the building wings not subject to the Soft Story Ordinance. Further, given that the building would remain unoccupied under this alternative, the property would remain vacant and therefore, would not meet the second Project objective. Therefore, this alternative would not meet most of the project objectives.

Therefore, per PRC Section 15364 and based on the above specific economic, legal, social and technical reasons Alternative 1 would be infeasible.

Reference

See Draft EIR Section V for complete analysis of alternatives evaluated for the Project.

Alternative 2 – Preservation Alternative

Description of Alternative

Alternative 2, the Preservation Alternative would involve the work required to comply with the City's Soft Story Ordinance (as with Alternative 1), in addition to a voluntary seismic retrofit on the remainder of the building, and renovations to ensure compliance with the ADA, building code, and energy efficiency upgrades of the existing building.

The voluntary seismic retrofit program proposed by Englekirk Structural Engineers (see "Phase II" discussion in the technical report contained in Appendix H-2 of the Draft EIR) would include strengthening existing walls, adding new two-story shear walls, adding new floor and roof diaphragm sheathing, and adding new steel moment frames.

In addition, various physical aspects of the building are not in compliance with the ADA and California Building Code provisions related to access to buildings and properties for people with disabilities (Title 24, Part 2, Vol. 2, Chapter 11B). These issues are detailed in the ADA Upgrade Report prepared by Gruen Associates, included in Appendix H-5 of the Draft EIR. Accordingly, in addition to the voluntary seismic retrofit described above, Alternative 2 would also include an ADA upgrade, which would include upgrades related to an accessible path of travel, plumbing, stairs and balcony railing, vertical transportation, and tenant space improvements. Finally, certain aspects of the building do not meet California Building Code requirements. Therefore, Alternative 2 includes the following work to bring the building into compliance with the Code and other energy efficiency requirements.

Upon completion of the voluntary seismic retrofit, and ADA, building code, and energy efficiency upgrades, the building could be re-occupied by approximately 12,800 square feet of retail uses.

In the analysis provided below, asbestos abatement activities, which would take place prior to all other work, are anticipated to last two weeks. Performing the additional preservation measures is estimated to take approximately six months. Finishing activities, such as paving and applying new architectural coatings to the Barry Building, would take approximately one week each.

Impact Summary

As Alternative 2 involves the preservation of the existing building, Alternative 2 would avoid the Project's significant and unavoidable impacts with respect to historical resources and land use. However, as Alternative 2 includes an operational component (the re-occupancy of the building), Alternative 2 would result in greater impacts than the Project with respect to air quality, greenhouse gas emissions, noise, and traffic, although these impacts would still be less than significant.

While the additional construction would not result in exceedances of significance thresholds because there is no demolition activity under this Alternative, to further minimize Alternative 2's construction-related noise increases at 11900 Saltair Terrace and other sensitive receptors, the Draft EIR identified the following mitigation measure:

ALT2 MM-1 Sound barriers rated to achieve a sound attenuation of at least 15 dBA shall be erected along the following boundaries:

- The east and west parking area boundaries (both the Project Site's east and west parking area boundaries and the east and west boundaries of the parcel immediately to the north of the Project Site (APN 4404-025-016)). (While the parcel to the north of the Project Site is not part of either the Project or Alternative 2, that parcel would be used for construction staging.)

- The northern property line of the parcel to the north of the Project Site (APN 4404-025-016) that separates this parcel from the residential uses to the north. Sound barriers along this property line shall be connected to the sound barriers described for the east and west property lines, so that all of Alternative 2's construction areas are fully enclosed by sound barriers.

The sound barriers shall be tall enough to shield line of sight paths from operating construction equipment to the 2nd stories of nearby residential uses. The prescribed sound barriers shall be installed for the duration of Alternative 2's construction activities.

Finding

Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report. (PRC 21081(a)(3))

Rationale for Finding

Alternative 2 would meet both of the Project objectives. However, studies provided by the Applicant demonstrate that Alternative 2 is economically infeasible.

This alternative would include compliance with the Soft Story Ordinance, additional seismic renovations, ADA upgrades and building code compliance to prepare the building for occupancy.

An economic analysis (hereafter "Initial Renovation Cost Analysis") was conducted and submitted to the record on April 20, 2023, by the Applicant. The analysis attached the following reports:

- *11971 San Vicente Boulevard – Retrofit Schemes* by Englekirk Structural Engineers (June 2021) (Soft Story Retrofit Letter Report) (Attachment A);
- *11971 San Vicente Boulevard – Retrofit Schemes* by Englekirk Structural Engineers (June 2022) (Attachment B);
- *11973 San Vicente Boulevard, ASCE 41-13 Seismic Assessment* by Englekirk Structural Engineers (June 2022) (Attachment C);
- *Project Impacts Assessment, 11973 San Vicente Boulevard* by Historic Resources Group (October 2022) (Attachment D);
- *Barry Building ADA Update Requirements* by Gruen Associates (June 2021) (Attachment E);
- *Barry Building Renovations* by Hill International (November 2022) (Attachment F); and
- *Barry Building Land Residual Analysis* by CBRE, Inc. (March 2023) (Pro forma) (Attachment G)

In addition, updated economic analysis (hereafter "Additional Cost Analysis") was provided by the Applicant on July 15, 2024. Additional reports attached to this analysis included:

- *Revised Cost Estimate*, Hill International (June 27, 2024) (Attachment H to the Additional Cost Analysis); and
- *Revised Revenue Analysis*, CBRE, Inc. (July 2024) (Attachment I to the Additional Cost Analysis)

In November 2024, the Applicant provided additional economic analysis to the City (hereafter “Updated Cost Analysis”), including:

- *Barry Building Retrofit Scope Costs*, Hill International (October 3, 2024)
- *Barry Building Proposed Retrofit*, Englekirk Structural Engineers (September 9, 2004)
- *Barry Building – Opinion of Probable Retrofit Cost*, Hill International (November 6, 2024)
- *Appraisal Report*, CBRE, Inc. (November 8, 2024)

The Initial Renovation Cost Analysis is included in the Administrative Record. (See Letter from E. Casey to J. Harris, *RE: 11973 San Vicente Boulevard Project / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210* (April 20, 2023).) The Additional Cost Analysis was provided to the Office of Historic Resources, in a letter from E. Casey dated July 15, 2024. (See Letter from E. Casey to K. Bernstein, *RE: 11973 San Vicente Boulevard Project / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210* (“Barry Building”) (July 15, 2024).) The Updated Cost Analysis was provided to the City on November 14, 2024. (See Letter from E. Casey to J. McCrea, *RE: 11973 San Vicente Boulevard Project / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210* (November 14, 2024).) These analyses and related attachments are the entirety of the materials in the administrative record evaluating the economic feasibility of the Project Alternatives.

Collectively, the above-referenced reports found that a large number of modifications are required to renovate the Barry Building to meet minimum standards for safety and accessibility. In addition to the retrofits required under the Soft Story Ordinance, a seismic assessment (Attachment C to the Initial Renovation Cost Analysis and included as Appendix G to the Draft EIR) found that the building’s the north, east, and west wings currently range from being 190-percent to 650-percent overstressed, and further recommended additional renovations to make the building seismically sound. In addition to seismic upgrades, the necessary upgrades for compliance with the ADA and building code were identified. (See Attachment E to the Initial Renovation Cost Analysis and included as Appendix H-5 to the Draft EIR).

Attachment F to the Initial Renovation Cost Analysis contains a Cost Report Regarding Barry Building Renovations, prepared by Hill International on November 2, 2022. Hill International estimated the cost of the each of the renovations identified to make the building suitable for occupancy, and estimated a total cost for the work. The cost of these renovations was approximately \$12,818,000 as of November 2022.

In addition, a pro forma revenue analysis completed by CBRE in March 2023 analyzed the expected value of the land and rental income based on the real estate market and the costs to complete necessary renovations to determine the maximum revenue that would be generated from a rehabilitated Barry Building. (See Attachment G to the Initial Renovation Cost Analysis.)

CBRE evaluated Alternative 2 of the Draft EIR (the “Preservation Alternative”), including seismic retrofitting of the existing Barry Building, the ADA upgrades, and Building Code compliance renovations identified in the Hill International Report (discussed above). This alternative estimates a total of an approximate 12,800 square feet of retail uses (and includes some common areas like bathrooms). In addition to the \$12,818,000 estimated cost to complete necessary renovations

(per Hill International, discussed above), leasing commissions, costs for improvements to the leased spaces (“Tenant Improvement Allowance”), transfer taxes and developer profit were considered. According to CBRE’s analysis dated March 2023 (provided by the Applicant in April 2023) the total combined costs of Alternative 2 are estimated at \$17,024,961.

CBRE determined that under the assumptions of Alternative 2, the annual gross rental income for the retrofitted Barry Building is estimated at approximately \$736,960; the total value of the retrofitted Building is \$11,361,308. (See Attachment G to the Initial Renovation Cost Analysis.)

Thus, CBRE concluded that to preserve the Barry Building per Alternative 2, the residual land value would be \$11,361,308 minus \$17,024,961, or negative \$5,663,653. CBRE found that the proposed project alternative returns a negative valuation. That is, the total costs of the necessary renovations and preparing the Barry Building for lease are estimated to be greater than the value of the renovated property.

The Applicant provided additional analyses to the City in July 2024 which identified changes in the costs associated with Alternative 2. Hill International revised its analysis in June 2024 and determined that the cost to complete the rehabilitation work as of June 2024 had risen to approximately \$17.1 million. (See Attachment H to the Additional Cost Analysis.) Hill International’s revised analysis determined that from June 1, 2021, to June 26, 2024, the cost per square foot for this renovation work rose from \$777 to \$1,108. According to Hill International’s analysis, this escalation is primarily driven by higher labor costs, increased material prices, and rising transportation and disposal fees.

CBRE’s 2023 analysis previously provided by the Applicant was based on an income approach that could be derived from the Owner leasing space in the rehabilitated building. In July 2024, the Applicant also commissioned a 2024 Appraisal Report by CBRE based on a sales approach. This analysis was provided as Attachment I to the Additional Cost Analysis. CBRE 2024’s report determined that the Barry Building Property, assuming rehabilitation of the existing building, has no market value and may even have a negative value of \$5,672,747.

In addition to the economic analysis prepared by the Applicant evaluating Alternatives 2 and 3, the Applicant has also evaluated the economic feasibility of completing only the minimum rehabilitation required for compliance with the Soft Story Ordinance and the California Historic Building Code. In November 2024, the Applicant provided the following analyses to the City related to this proposed scenario as part of the Updated Cost Analysis:

- Barry Building Proposed Retrofit, Englekirk Structural Engineers (September 9, 2004)
- Barry Building Retrofit Scope Costs, Hill International (October 3, 2024)
- Barry Building – Opinion of Probable Retrofit Cost, Hill International (November 6, 2024)
- Appraisal Report, CBRE (November 8, 2024)

This scenario specifically accounts for the allowance per Section 8-706 of the California Historic Building Code for an historic building retrofit to meet only 75% of the current Building Code. The Applicant provided a Seismic Assessment prepared by Englekirk Structural Engineers identifying the work required under this more limited scope seismic retrofit work (the “75% Seismic Retrofit”).

The required rehabilitation identified by Englekirk includes: reinforcing shear walls; adding plywood at floors and roof; adding or enlarging existing footings. (See Barry Building Proposed Retrofit, Englekirk Structural Engineers, September 9, 2004.)

The Applicant also provided an analysis of the costs associated with this narrowed scope of work under the 75% Seismic Retrofit scenario as compared to Alternative 2. An estimate prepared by Hill International excluded work previously considered within Alternative 2. (See Barry Building – Opinion of Probable Retrofit Cost, Hill International, November 6, 2024.) After reducing the June 27, 2024, cost estimate developed by Hill International (Attachment H to the Additional Cost Analysis) and accounting for the increase in construction costs due to the annualized inflation rate of 6.8%, Hill International determined that the cost to rehabilitate the Barry Building under this more limited scope of rehabilitation work is approximately \$15,438,389. (See Barry Building Retrofit Scope Costs, Hill International, October 3, 2024.)

CBRE prepared an appraisal report for the Applicant considering the value of the rehabilitated Barry Building, complying with the California Historic Building Code per this scenario. CBRE compared similar recently sold properties and found that the price per square foot ranged from approximately \$469 to \$1,045. Excluding high and low extremes, CBRE determined the average price per square foot of comparable properties is approximately \$630. CBRE used Hill's cost analysis of the minimum rehabilitation work required (\$15,438,389) and reduced it by 20% to assume availability of a 20% rehabilitation tax credit. This assumption resulted in CBRE's estimate of cost to renovate the property at approximately \$865 per square foot. This reduced cost is conservatively low as it does not include any indirect costs (which CBRE estimates could add 10-20%). CBRE's estimated cost of rehabilitation of \$865 per square foot significantly exceeds the market price of the renovated property at \$630 per square foot.

Based on the assumptions provided, CBRE determined that the resulting value of rehabilitating the Barry Building is approximately negative \$3 million (excluding indirect costs). As a result, CBRE determined that the property has no (or negative) market value. (See Appraisal Report, CBRE, November 8, 2024.)

Alternative 2 would reduce or avoid the Project's impacts to Cultural Resources and Land Use but would result in greater impacts with respect to air quality, greenhouse gas emissions, noise, and traffic, as a result of an operational component, although these impacts would still be less than significant. Feasibility is defined by PRC Section 15364 as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." Although Alternative 2 would meet the Project objectives, and reduce some environmental impacts, substantial evidence in the administrative record submitted by the Applicant demonstrates that Alternative 2 would be economically infeasible.

Reference

See Draft EIR Section V for complete analysis of alternatives evaluated for the Project. See Appendices H-2, H-3, H-4, H-5, H-6, H-7 and G; Letter from E. Casey to J. Harris, RE: 11973 San Vicente Boulevard Project / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210 (April

20, 2023) (“Initial Renovation Cost Analysis”) and attachments; Letter from E. Casey to K. Bernstein (July 15, 2024) (“Additional Cost Analysis”) and attachments; and Letter from E. Casey to J. McCrea, *RE: 11973 San Vicente Boulevard Project / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210* (November 14, 2024) (“Updated Cost Analysis”) and attachments.

Alternative 3 – Partial Preservation with New Construction Alternative

Description of Alternative

Alternative 3 includes the partial preservation of the existing building with new construction on the remaining portion of the Project Site. Specifically, Alternative 3 would preserve the south, east, and west wings of the building, the courtyard, and the south façade of the north wing. However, Alternative 3 would involve demolition of the building volume behind the south façade of the north wing. Alternative 3 would also include the work required to comply with the City’s Soft Story Ordinance, as well as the voluntary seismic retrofit (see Appendix H-2 of the Draft EIR for a discussion of the work required to comply with the Soft Story Ordinance and the voluntary seismic retrofit), and ADA (see Appendix H-5 of the Draft EIR for a discussion of work need to comply with ADA requirements), building code, and energy efficiency upgrades, as described above for Alternative 2, to the preserved portion of the existing building.

In addition, Alternative 3 would include the construction of a new building behind the existing building (referred to as the “Annex”). The new building would be approximately 10,815 square feet in three stories (approximately 3,605 square feet per level). In total, Alternative 3 would include approximately 19,771 square feet of office and retail uses, consisting of 8,956 square feet of retail uses in the existing building and 10,815 square feet of office uses in the new building.

This work would be performed over an approximate seven-month period. Asbestos abatement activities, which would take place prior to all other work, are anticipated to last two weeks. Performing the additional preservation measures, as well as constructing the new office building, is estimated to take approximately seven months. Finishing activities, such as paving and application of architectural coatings, would take approximately one week each.

Impact Summary

As Alternative 3 involves the partial preservation of the existing building, Alternative 3 would avoid the Project’s significant and unavoidable impacts with respect to historical resources and land use. However, as Alternative 3 involves the construction of a new building and also includes an operational component (the re-occupancy of the preserved portion of the existing building with retail uses and a new building with new office uses), Alternative 3 would result in greater impacts than the Project with respect to air quality, greenhouse gas emissions, noise, and traffic, although these impacts would still be less than significant.

Demolition of the Barry Building’s north wing and grading for the proposed office building could result in substantial noise increases at nearby sensitive receptors. The resultant noise increase at the nearest sensitive receptor would be 12.5 dBA, which is above the City’s significance threshold of 5 dBA. Without mitigation, this impact would be considered potentially significant. As a result, the following mitigation measure is required for Alternative 3:

ALT3 MM-1 Sound barriers rated to achieve a sound attenuation of at least 15 dBA shall be erected along the following boundaries:

- The east and west parking area boundaries (both the Project Site's east and west parking area boundaries and the east and west boundaries of the parcel immediately to the north of the Project Site (APN 4404-025-016)). (While the parcel to the north of the Project Site is not part of either the Project or Alternative 3, that parcel would be used for construction staging.)
- The northern property line of the parcel to the north of the Project Site (APN 4404-025-016) that separates this parcel from the residential uses to the north. Sound barriers along this property line shall be connected to the sound barriers described for the east and west property lines, so that all of Alternative 3's construction areas are fully enclosed by sound barriers.
- The sound barriers shall be tall enough to shield line of sight paths from operating paving equipment to the 2nd stories of nearby residential uses. The prescribed sound barriers shall be installed for the duration of Alternative 3's construction activities.

Finding

Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report. (PRC 21081(a)(3))

Rationale for Finding

Alternative 3 would meet both of the Project objectives. However, studies provided by the Applicant demonstrate that it is economically infeasible.

The Initial Renovation Cost Analysis submitted to the record on April 20, 2023, by the Applicant (and identified above) considered the economic feasibility of Alternative 3. As with Alternative 2, CBRE prepared a pro forma valuation based on Alternative 3 of the Draft EIR (the "Partial Preservation with New Construction Alternative") which would involve renovation and preservation of approximately 70 percent of the existing Building and construction of additional commercial space on the remaining portion of the Project Site. Alternative 3 would involve demolition of the building volume behind the south façade of the north wing to accommodate the construction of an additional 10,815 square feet of commercial space (three stories high). In total, Alternative 3 would include approximately 19,771 square feet of office and retail uses. Alternative 3 results in the most leasable space in the renovated building of the alternatives identified.

Alternative 3 includes seismic retrofitting, ADA upgrades, Building Code compliance, and energy efficiency upgrades. As provided by the Applicant, Hill International prepared an analysis of the cost of completing this work as of November 2022. (See Attachment F to the Initial Renovation Cost Analysis.) CRBE considered the cost estimate prepared by Hill International and determined that the total cost of renovations, demolition, and construction of the additional annex was estimated at \$19,646,307 as of March 2023. (See Attachment G to the Initial Renovation Cost Analysis.)

CBRE's 2023 analysis of the assumptions of Alternative 3, estimated the annual gross rental income for the retrofitted Barry Building at approximately \$1,049,100, and the total value of the property at completion is \$15,912,339. (See Attachment G to the Initial Renovation Cost Analysis.)

CBRE's 2023 analysis determined that to preserve the Barry Building per Alternative 3, the residual land value is \$15,912,339 minus \$19,646,307, or negative \$3,733,908. (See Initial Renovation Cost Analysis.) CBRE found that this proposed project alternative returns a negative valuation. That is, CBRE calculated that the total costs of the necessary renovations and preparing the Barry Building per Alternative 3 for lease are estimated to be greater than the value of the renovated property. Although Alternative 3 offers the highest possible revenue for the preserved Barry Building by expanding leasable space of the Alternatives, CBRE's cost analysis found total costs of the necessary renovations and retrofitting to prepare the Barry Building for lease pursuant to Alternative 3 are greater than the value of the renovated property.

CBRE's 2023 analysis did not consider the potential availability of a 20 percent tax credit for the rehabilitation work³ or the narrower scope of work available under the 75% Seismic Retrofit Scenario per the Historic Building Code,⁴ which would call for 8,956 square feet of the building to be preserved under this Alternative. However, since CBRE prepared their analysis, Hill International identified that construction costs have risen significantly. According to Hill International's analysis, this escalation is primarily driven by higher labor costs, increased material prices, and rising transportation and disposal fees. (See Attachment H to the Additional Cost Analysis.) Hill International's June 2024 report notes that construction costs have risen by approximately 42.5 percent since their initial report was produced. In November, Hill International noted that construction costs have continued to rise. (See Attachment H to the Additional Cost Analysis; see also Updated Cost Analysis.) The Applicant determined that while these factors considered cumulatively would decrease the costs associated with construction under this Alternative by approximately \$500,000, the reduction in costs available from the tax credit and the Historic Building Code were not sufficient to offset the negative \$3,733,908 valuation identified by CBRE in 2023 in light of the significant increase in construction costs

CBRE and Hill International's analyses found that even with the additional commercial space included in Alternative 3, the sale price per square foot (approximately \$630) is less than the cost per square foot of the necessary construction work (\$970-\$1,270 per Hill International's 2024 report) such that the additional construction required under Alternative 3 would not alter CBRE's finding of a negative valuation of the renovated property.

Alternative 3 would meet the Project objectives, avoid the Project's significant and unavoidable impacts to Cultural Resources and Land Use, while resulting in greater than the Project but still less than significant impacts with respect to air quality, greenhouse gas emissions, noise, and traffic. Feasibility is defined by PRC Section 15364 as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." Based on substantial evidence in the administrative record submitted by the Applicant, Alternative 3 would be economically infeasible.

Reference

See Draft EIR Section V for complete analysis of alternatives evaluated for the Project. See Appendices H-2, H-3, H-8, H-9, H-10, H-11 and G; Letter from E. Casey to J. Harris, RE: 11973 *San Vicente Boulevard Project / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210*

³ This 20% tax credit under I.R.C. Treasury Regulations is discussed and considered in CBRE's 2024 analysis. (See Attachment I to the Additional Cost Analysis.)

⁴ See also findings for Alternative 2 concerning the 75% Seismic Retrofit allowed under the Historic Building Code.

(April 20, 2023) and attachments; and Letter from E. Casey to K. Bernstein (July 15, 2024) (“Additional Cost Analysis”) and attachments.

Alternative 4 – Relocation Alternative

Description of Alternative

Alternative 4 involves the dismantling of the Barry Building into multiple small building portions to facilitate its relocation to a new site, which has yet to be determined. At the new location, the Barry Building would be reconstructed, which would incorporate additional preservation measures relating to seismic retrofitting, ADA updates, building code updates, and energy efficiency upgrading that were described previously for Alternative 2. Once the Barry Building has been moved and rehabilitated, this analysis assumes that the Barry Building would be occupied by 12,800 square feet of retail uses.

HKA prepared a report analyzing four options to move the existing building to another site (see Appendix H-12 of the Draft EIR for this report), which are described below:

Option 1: Relocate virtually all building elements intact in one piece. This option was determined to be infeasible from a structural moving perspective, as the logistical challenges are extremely high. Besides undercutting beneath the building and then supporting the entire building while on the Project Site, it is infeasible to move the intact building in one piece once it is on City streets because of its size, particularly the building’s width. Maneuverability would be infeasible to make turns from one street to another and due to the physical challenges (street trees, traffic signals, overhead wires, etc.) that would be encountered during the move. Therefore, HKA determined that Option 1 is infeasible due to these logistical challenges.

Option 2: This option considers partially dismantling the building elements into six parts at strategic vertical locations resulting in multiple two-story building portions which would be moved individually. This option proposes separating the north and the south two-story building elements from the connecting west and east two-story elements. This option also suggests removing, cataloging, and crating exterior stair elements, applied architectural features, such as aluminum sun-control fins, and applied architectural fixed-in-place wooden sun-control and ornamental architectural features. However, this option would present a number of transportation challenges. Even partially dismantled, the length of the building segments would make the transporting maneuverability infeasible at turns from one street to another street along the path from San Vicente Boulevard to a presently undetermined property. The overall height would also make this option infeasible for the same reasons as described for Option 1 (inability to clear street landscaping, utilities, street lighting, and traffic signals). Therefore, HKA determined that Option 2 is infeasible due to these logistical challenges.

Option 3: This option proposes partially dismantling the building elements at strategic horizontal locations into nine total pieces, thereby achieving multiple one-story building portions. In addition, strategic vertical separations would also be necessary to keep the overall length for each building element respectful to the architectural massing. Since the structure would be separated at a point above the second-floor plane but below the historic windows, the structure must be stabilized temporarily (addition of wood and steel beams, vertical and diagonal braces, diaphragms, and temporary floor construction to take place of the floor which will remain as part of the first story) to protect the construction from excessive movement during the relocation trip. This option also entails removing, cataloging, and crating exterior stair elements, applied architectural features, such as aluminum sun-control fins, and applied architectural fixed-in-place wooden sun-control

and ornamental architectural features. This option also presents a number of transportation moving challenges, as the overall length of the building elements would remain a challenge, which would make the transporting maneuverability difficult at turns from one street to another street along the path from San Vicente Boulevard to a presently undetermined property. The overall height may be less of a challenge with respect to clearance of street landscaping, utilities, street lighting, and traffic signals since the singular floor height would be substantially less than the building's two-story height. The work required under Option 3 would be performed over approximately 14-18 months. HKA identified that this option presents significant architectural destruction and damage when separating the building into portions for moving. Separating the two-story building would cause damage to the architectural exterior veneer plaster at the horizontal and vertical separations. As the overall building is separated into strategic portions to facilitate structural relocation, more and more damage and restoration will be required. HKA noted that restoring the veneer plaster at the separation locations would require feathering the plaster between the old and the new and/or installing screeds as plaster stops and expansion joints. This would result in significant degradation to the historic fabric of the building's exterior and to the character defining features.

Option 4: This portion proposes partially dismantling the building elements at strategic horizontal and vertical locations into 20 pieces achieving multiple small building portions. This option also entails removing, cataloging, and crating exterior stair elements, applied architectural features, such as aluminum sun-control fins, and applied architectural fixed-in-place wooden sun-control and ornamental architectural features. This option presents fewer transportation moving challenges and would make the transporting maneuverability somewhat easier at turns from one street to another street along the path from San Vicente Boulevard to a presently undetermined property. The overall height would likely be less of a challenge, for clearance of street landscaping, utilities, street lighting, traffic signals, and overhead power/telephone/cable lines since the singular floor height would be substantially less than an option where the building remains at two stories during the relocation. This option presents a temporary construction challenge (addition of wood and steel beams, vertical and diagonal braces, diaphragms, and temporary floor construction to take place of the floor which will remain as part of the first story) as previously discussed for Option 3, but this challenge is much more significant for Option 4, as a substantial amount of structure must be added to stabilize portions of the building temporarily to protect the building from excessive movement during the relocation trip. The work required under Option 4 would be performed over approximately 16-20 months.

As Options 1 and 2 were determined to be infeasible, the Draft EIR (Section V) addresses only Options 3 and 4 from the HKA report in detail. This analysis assumes that asbestos abatement activities, which would take place prior to all other work, are anticipated to last two weeks. Following this, preparing the Barry Building for dismantling and transporting would involve removing exterior elements and other ornamental features, as well as adding temporary stabilizing structures to portions of the building that would be transported. This is estimated to take approximately two months.

Reconstruction of the building would incorporate additional preservation measures relating to seismic retrofitting, ADA updates, building code updates, and energy efficiency upgrading. The differences between Option 3 and Option 4 chiefly concern whether the Barry Building would be dismantled into 9 or 20 pieces.

Reassembling the Barry Building and performing the additional preservation measures is estimated to take approximately 15 months. While a relocation site has not yet been identified, according to Historic Resources Group (see Appendix H-13 of the Draft EIR), the new site would have to be located on a similar commercial thoroughfare and have a similar flat topography as the Project Site. However, there is no limit to the distance from the old site to the new site within the City of Los Angeles, other than those limits imposed by physical and economic feasibility.

Impact Summary

All of Alternative 4's impacts would be less than significant, including with respect to historical resources (with mitigation) and land use. The Project would result in significant and unavoidable impacts with respect to historical resources and land use, as the Project would demolish the existing building, which is City HCM No. 887. As Alternative 4 involves the relocation of the existing building, Alternative 4 would avoid the Project's significant and unavoidable impacts with respect to historical resources and land use, with implementation of Mitigation Measure ALT4 MM-1 with respect to historical resources, as well as inclusion of the recommendations provided by Historic Resources Group (Appendix H-7 of the Draft EIR).

ALT4 MM-1 Potential mitigation measures to reduce the risks associated with disassembly of the Barry Building could include, but not necessarily be limited to, the following:

- Historic American Buildings Survey (HABS) documentation including photographs, drawings, and narrative, completed prior to the issuance of permits.
- Preparation of an Historic Structure Report (HSR) in conformance with Preservation Brief 43 prior to the issuance of permits, to document existing features, evaluate conditions, and recommend appropriate treatments.
- Preparation of a Relocation and Rehabilitation Plan, to be reviewed and approved by the City of Los Angeles Office of Historic Resources (OHR) prior to the issuance of any permits.
- Selection of a new site that meets the requirements of Criteria Consideration B as outlined in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.
- Inclusion of an historic architect on the Project team to monitor disassembly, relocation, and rehabilitation activities.
- Rehabilitation of the relocated Barry Building in conformance with the Secretary of the Interior's Standards for Rehabilitation (36 CFR 67) including replication of the historic cement plaster and reinstallation of salvaged architectural features.

However, Alternative 4 would be required to implement mitigation measures (Mitigation Measures ALT4 MM-2 through ALT4 MM-5) related to construction noise and vibration to ensure that these impacts are less than significant at both the Project Site and the potential relocation site.

ALT4 MM-2 Sound barriers rated to achieve a sound attenuation of at least 15 dBA shall be erected along the following boundaries:

- The east and west parking area boundaries (both the Project Site's east and west parking area boundaries and the east and west boundaries of the parcel immediately to the north of the Project Site (APN 4404-025-016)). (While the parcel to the north of the Project Site is not part of either the Project or Alternative 4, that parcel would be used for construction staging.)
- The northern property line of the parcel to the north of the Project Site (APN 4404-025-016) that separates this parcel from the residential uses to the north. Sound barriers along this property line shall be connected to the sound barriers described

for the east and west property lines, so that all of Alternative 4's construction staging areas are fully enclosed by sound barriers.

The sound barriers shall be tall enough to shield line of sight paths from operating construction equipment to the 2nd stories of nearby residential uses. The prescribed sound barriers shall be installed for the duration of Alternative 4's relocation preparation and utilities removal phases.

ALT4 MM-3 Sound barriers rated to achieve a sound attenuation of at least 15 dBA shall be erected along perimeters of the future relocation site facing noise-sensitive receptors that are located less than 300 feet from the future relocation site. The sound barriers shall be tall enough to shield line of sight paths from operating construction equipment to any above-ground stories that these receptors may possess. The sound barriers shall be installed for the duration of Alternative 4's relocation preparation activities (including trenching for utility connections and grading for foundations), Barry Building reassembly and preservation activities, and any paving.

ALT4 MM-4 The Barry Building shall not be relocated to a future site that would require heavy-duty, steel-tracked construction equipment (or the vibrational equivalent thereof) to operate within 15 feet of structures that meet FTA Category III conditions or within 20 feet of structures that meet FTA Category IV conditions.

ALT4 MM-5 The Barry Building shall not be relocated to a future site that would require heavy-duty, steel-tracked construction equipment (or the vibrational equivalent thereof) to operate within 85 feet of residential land uses.

Finally, as Alternative 4 involves an operational component (the re-occupancy of the relocated Barry Building), Alternative 4 would result in greater impacts than the Project with respect to air quality, greenhouse gas emissions, noise, and traffic, although these impacts would still be less than significant.

Finding

Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report. (PRC 21081(a)(3).)

Rationale for Finding

Within Alternative 4, four different options for relocation were identified by HKA Global Inc. (See Attachment H-12 to the Draft EIR.) Options 1 and 2 are technically infeasible. Options 3 and 4 are economically infeasible and are still likely to result in significant damage to the historical character of the Barry Building. All four options would require a relocation site, which has not been identified and may not be available. (See Attachment H-13 to the Draft EIR.)

The ability of Alternative 4 to meet the Project objectives depends on finding a new site for the Barry Building, which has not occurred, and the EIR could not include an analysis as to the feasibility of finding a new site without engaging in speculation.⁵ However, assuming a new site

⁵ As noted in Appendix h-13 to the Draft EIR, the new site would have to be located within the Los Angeles city limits, be located on a similar commercial thoroughfare and have a similar flat topography.

could be identified, the analysis provided in the EIR demonstrates that Alternative 4 may be able to meet both of the Project objectives, subject to economic factors, which were not addressed in the EIR.

HKA Global, Inc. provided an analysis to evaluate, and report on the feasibility of Alternative 4 of relocating the existing Barry Building to an off-site location while respecting and maintaining the historical “character defining features” of the building and its siting features. (See Appendix H-12 to the Draft EIR.) Options 1 and 2 as explained above were determined to be categorically infeasible due to street loading capacities and width limitations and maneuvering challenges (turning from one street to another).

Option 3 proposes partially dismantling the building elements at strategic horizontal locations into 9 total pieces. As noted in HKA’s report, Option 3 presents significant logistical challenges, and also presents high risks to the historical character of the Barry Building. HKA determined that this option, while technically possible, would likely damage and destroy character defining features which will be difficult to restore, eliminating the benefit of preserving the historic characteristics of the building through relocation.

Option 4 would dismantle the building into 20 segments. While this option is technically feasible, HKA determined that it would be costly, and that the risks associated with the relocation and reassembly are high. This option presents the greatest risk to architectural and historical feature integrity of the building and the building’s character defining features making this option least undesirable historical risk option if the desired effect is to protect the architectural integrity of the building.

Neither Option 3 or 4 is a practical option to meet the project’s first objective, as both options would destroy character defining features and would present very high risks to the integrity of the building that could result in a significant adverse impact as defined by CEQA. (See Appendix H-12 and H-16.) However, even if the adverse impacts could be mitigated to a less than significant impact as outlined by HRG in Appendix H-16 to the Draft EIR, and assuming a suitable new site exists and can be obtained, Options 3 and 4 are economically infeasible. Feasibility is defined by PRC Section 15364 as “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.” As explained in Alternative 2, the cost to complete the necessary ADA upgrades and seismic retrofits such that the building and safely be occupied for use exceeds the value of the preserved building by approximately \$5,663,653.⁶ In this Alternative, the considerable additional cost for the relocation would mean the costs associated with relocation are likely much higher than Alternative 2, whereas the value of the preserved building (based on total leasable square footage) is unlikely to change significantly at its new location.

Reference

See Draft EIR Section V for complete analysis of alternatives evaluated for the Project. See Appendices H-12, H-13, H-14, H-15, and H-16 for additional supporting documentation.

The building would have to be able to be located in the same general orientation to the street, facing generally south, with similar setbacks, hardscape and landscape.

⁶ If the necessary ADA upgrades and seismic retrofitting are forgone, the relocated building could not be occupied and this Alternative would not meet the second project objective.

Alternatives Rejected as Infeasible

As set forth in CEQA Guidelines Section 15126.6(c), an EIR should identify any alternatives that were considered for analysis but rejected as infeasible and no further analysis is provided in the EIR. For those rejected alternatives, the EIR should briefly explain the reasons for their rejection. According to the CEQA Guidelines, among the factors that may be used to eliminate an alternative from detailed consideration are the alternative's failure to meet most of the basic project objectives, the alternative's infeasibility, or the alternative's inability to avoid significant environmental impacts. Alternatives to the Project that were considered and rejected as infeasible include the following:

One alternative that was considered was mothballing the Barry Building in accordance with *Preservation Brief 31: Mothballing Historic Buildings*, prepared by the National Park Service. Preservation Brief 31 outlines the steps required to close up and temporarily protect an historic building for an extended period of time while planning its future use. Historic Resources Group prepared a memo that outlines the steps to properly mothball a building (see Appendix H-1 of the Draft EIR). However, mothballing is not a long-term solution that can achieve the project objectives, including compliance with the Soft Story Ordinance and therefore, this alternative was rejected.

Environmentally Superior Alternative

Section 15126.6(e)(2) of the CEQA Guidelines indicates that an analysis of alternatives to a project shall identify an Environmentally Superior Alternative among the alternatives evaluated in an EIR. The CEQA Guidelines also state that should it be determined that the No Project Alternative is the Environmentally Superior Alternative, the EIR shall identify another Environmentally Superior Alternative among the remaining alternatives. Pursuant to Section 15126.6(c) of the CEQA Guidelines, the analysis below addresses the ability of the alternatives to "avoid or substantially lessen one or more of the significant effects" of the Project.

Alternative 1 (the No Project Alternative) would be environmentally superior to the Project since this alternative would avoid the Project's significant and unavoidable impacts with respect to historical resources and land use. In addition, Alternative 1 would not include an operational component and, therefore, would not result in any operational impacts.

Among the remaining alternatives, Alternative 2 (the Preservation Alternative) is environmentally superior to Alternatives 3 and 4. As noted above, Alternative 2 would involve the work to comply with the City's Soft Story Ordinance, as well as a voluntary seismic retrofit and additional upgrades (like ADA compliance) in order to make the existing building suitable for occupancy. This Alternative would lessen the significant and unavoidable impacts to historic resources and land use/planning compared to the Project as it would not require demolition of the Barry Building. However, Alternative 2 would result in greater construction and operational impacts compared the Project.

Alternatives 2, 3, and 4 would all reduce the significant and unavoidable impacts to historic resources and land use/planning that would occur under the Project to less than significant levels. When compared to Alternative 2, Alternative 3 consists of more development and as such, would result in more impacts than Alternative 2.

Comparing Alternative 2 and Alternative 4, Alternative 4 would result in greater impacts with respect to the character-defining features of the Barry Building, and would therefore require the implementation of additional mitigation measures to avoid a significant impact with respect to historical resources. Alternative 4 would have greater impacts than Alternative 2.

Therefore, Alternative 2 is the Environmentally Superior Alternative.

However, the determination of the “environmentally superior” alternative does not include an evaluation of the feasibility of the environmentally superior alternative.

IX. Significant Irreversible Environmental Changes

Section 15126.2(d) of the CEQA Guidelines indicates that an EIR should evaluate any significant irreversible environmental changes that would occur should the proposed project be implemented. The types and level of development associated with the project would consume limited, slowly renewable, and non-renewable resources. This consumption would occur during construction of the project and would continue throughout its operational lifetime. The development of the Project would require a commitment of resources that would include: (1) building materials and associated solid waste disposal effects on landfills; (2) water; and (3) energy resources (e.g., fossil fuels) for electricity, natural gas, and transportation. The Project Site contains no energy resources that would be precluded from future use through Project implementation. For the reasons set forth in Section VI.3, of the Draft EIR, the project’s irreversible changes to the environment related to the consumption of nonrenewable resources would not be significant, and the limited use of nonrenewable resources is justified.

The Project would necessarily consume a limited amount of slowly renewable and non-renewable resources that could result in irreversible environmental changes, including: (1) solid waste disposal effects on landfills; (2) water; and (3) energy resources. As explained in Section VI.3 of the Draft EIR, the Project would not consume a large commitment of natural resources or result in significant irreversible environmental changes.

Building Materials and Solid Waste

Solid waste was addressed in the Initial Study (included in Appendix A-1 of the Draft EIR). As discussed therein, the Project would demolish of the existing commercial building, which is expected to generate a total of approximately 4,174 cubic yards of debris, including 130 cubic yards of asbestos-containing material and 4,044 cubic yards of non-contaminated debris. The 130 cubic yards of asbestos-containing material would be entirely disposed of at the Azusa Land Reclamation Facility. Compliance with SB 1374 would require the recycling or salvaging of 75 percent of the remaining 4,044 cubic yards of debris. This would equate to approximately 1,011 cubic yards (or 404,400 pounds or 202 tons) that would be disposed of at a landfill over the course of demolition. The Initial Study determined that the landfills serving the Project Site would have adequate capacity to accommodate the solid waste generated by the demolition of the existing building. Because of the recycling of most of the solid waste generated by the Project, and the available capacity at landfills serving the Project Site, the Project’s short-term solid waste disposal effects on landfills would be reduced.

Water

As stated in the Initial Study (included in Appendix A-1 of the Draft EIR), the Project would require a limited amount of water for dust control during demolition activities and to water the landscape

buffer planted along the fence after demolition has been completed. As discussed in the Initial Study, LADWP would be able to supply water for the Project's demolition activities and to water the landscape buffer based on its existing supply. Thus, while the Project would result in a limited amount of irreversible consumption of water, the Project would not result in a significant impact related to water supply.

Energy Consumption and Air Quality

The proposed construction activities would consume relatively minor quantities of electricity (i.e., temporary use for lighting and small power tools). This electricity would be supplied to the Project Site by the City of Los Angeles Department of Water and Power (LADWP) and would be obtained from the existing electrical lines that connect to the Project Site. Electricity consumed during demolition of the existing building and installation of the landscape buffer would be temporary and would cease upon the completion. Construction activities would also consume energy in the form of petroleum-based fuels associated with the use of construction vehicles, construction worker travel to and from the Project Site, and hauling truck trips. Based on the limited amount of equipment required and the limited duration of construction activities, the Project would require a negligible fraction of the State's total transportation fuel consumption. Therefore, the Project would not have an adverse impact on available electricity or fuel supplies.

The Project consists solely of the demolition of the existing building and the installation of a landscape buffer on the southern boundary of the Project Site. Development of the Project Site is not proposed and/or considered as part of the Project. Therefore, the Project would not have an operational demand for energy, with the exception of a limited amount of electricity for sprinklers to water the landscape buffer.

Overall, the Project would not result in the wasteful, inefficient, and unnecessary consumption of energy resources, and Project impacts would be less than significant.

Conclusion

Based on the above, the Project would require the irreversible commitment of limited, slowly renewable, and non-renewable resources, which would limit the availability of these resources for future generations or for other uses. However, the consumption of such resources would not be considered substantial. The loss of such resources would not be highly accelerated when compared to existing conditions and such resources would not be used in a wasteful manner. Therefore, although irreversible environmental changes would result from the Project, such changes are concluded to be less than significant, and the limited use of nonrenewable resources that would be required by the Project's construction activities is justified.

X. Growth-Inducing Impacts

Section 15126.2(e) of the CEQA Guidelines requires a discussion of the ways in which a proposed project could induce growth. This includes ways in which a project would foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth, or increases in the population which may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Additionally, consideration must be given to characteristics of some projects which may encourage and facilitate other activities that could significantly affect the environment, either

individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

The Project consists of the demolition of the Barry Building. Once demolition is complete, the portion of the Project Site that currently contains the Barry Building would be a vacant lot, and the existing surface parking lot would remain. A landscape buffer would be installed along the southern boundary of the Project Site (fronting San Vicente Boulevard). Development of the Project Site is not proposed and/or considered as part of the Project. The demolition activities would require a daily maximum of 10 construction workers during any given day. The patterns of construction workers in Southern California are such that it is not likely that the workers for the Project would relocate their households as a consequence of being employed to conduct the Project's demolition work, especially given the short duration of demolition activities. Therefore, the Project would not be considered growth-inducing from a short-term employment perspective. Rather, the Project would provide a public benefit by providing employment opportunities during the demolition period.

As the Project does not include any new development on the Project Site, the Project would not result in a population increase at the Project Site due to new housing or employment opportunities that could result in substantial unplanned growth either directly or indirectly. Likewise, the Project also would not require any utility infrastructure improvements. Therefore, the Project would not result in any direct or indirect growth-inducing impacts.

XI. Energy Conservation

The Project's demolition activities would consume relatively minor quantities of electricity and fuel, particularly as the Project would be temporary. Electricity consumed during demolition of the existing building and installation of the landscape buffer would be temporary and would cease upon the completion. All construction and demolition equipment would meet applicable fuel efficiency standards.

The Project does not have an operational component and therefore would not have an operational demand for energy, with the exception of a limited amount of electricity for sprinklers to water the landscape buffer. The Project would not result in the wasteful, inefficient, and unnecessary consumption of energy resources.

XII. Statement of Overriding Considerations

The EIR identifies unavoidable significant impacts that would result from implementation of the Project. PRC Section 21081 and CEQA Guidelines Section 15093(b) provide that when a decision of a public agency allows the occurrence of significant impacts that are identified in the EIR, but are not at least substantially mitigated to an insignificant level or eliminated, the lead agency must state in writing the reasons to support its action based on the EIR and/or other information in the record. The State CEQA Guidelines require, pursuant to CEQA Guidelines Section 15093(b), that the decision-maker adopt a Statement of Overriding Considerations at the time of approval of a project if it finds that significant adverse environmental effects have been identified in the EIR that cannot be substantially mitigated to an insignificant level or be eliminated. These findings and the Statement of Overriding Considerations are based on the documents and materials that constitute the record of proceedings, including, but not limited to, the Final EIR and all technical appendices attached thereto.

Based on the analysis in Sections IV.B and IV.D of the Environmental Impact Analysis, of the Draft EIR, implementation of the Project would result in significant impacts to cultural resources (historical resources) and land use and planning (conflict with plans) that cannot be feasibly mitigated attributable to the demolition of an HCM.

Accordingly, the City adopts the following Statement of Overriding Considerations. The City recognizes that significant and unavoidable impacts would result from implementation of the project. Having (i) adopted all feasible mitigation measures, (ii) rejected as infeasible the alternatives to the project discussed above, (iii) recognized all significant, unavoidable impacts, and (iv) balanced the benefits of the project against the project's significant and unavoidable impacts, the City hereby finds that each of the project's benefits listed below outweigh and override the significant unavoidable impacts relating to the demolition of an HCM.

The below stated reasons summarize the benefits, goals and objectives of the Project, and provide the detailed rationale for the benefits of the Project. These overriding considerations of economic, social, aesthetic, and environmental benefits for the Project justify adoption of the Project and certification of the completed EIR. Each of the listed project benefits set forth in this Statement of Overriding Considerations provides a separate and independent ground for the City's decision to approve the project despite the project's identified significant and unavoidable environmental impacts. Each of the following overriding considerations separately and independently (i) outweighs the adverse environmental impacts of the Project, and (ii) justifies adoption of the Project and certification of the completed EIR. In particular, achieving the underlying purpose for the Project would be sufficient to override the significant environmental impacts of the Project.

1. The Project would remove an existing safety hazard and seismically unsafe structure, which includes significantly seismically overstressed building portions, in compliance with the Soft Story Ordinance, and objectives to protect public safety or possible occupants in the event of a moderate to severe earthquake;
2. The Project would remove an attractive nuisance, namely a building known to be vacant, that may give rise to break-ins and other unlawful behavior, and which could pose safety and other risks to the surrounding community and adjacent properties for unlawful behavior within a structurally unsound building;
3. The Project would pursue an economically feasible improvement to the property in a manner that will also benefit the surrounding community by removing public safety risks and health hazards;
4. The Project would create an additional vacant site that could accommodate housing or other commercially viable development in the future, built to more energy-efficient and structurally safer modern building codes, contributing to the City's Regional Housing Needs Assessment (RHNA) allocations and the City's critical housing need, or providing new commercial uses in line with smart growth policies and transit-oriented development; and
5. The Project would create jobs during demolition for construction workers in the City.

General Findings.

1. The City finds that the EIR was prepared in compliance with CEQA and the CEQA Guidelines. The City finds that it has independently reviewed and analyzed the EIR for the project, that the Draft EIR which was circulated for public review reflected its independent judgment and that the Final EIR reflects the independent judgment of the City.

2. The EIR evaluated the following potential project and cumulative environmental impacts: air quality, cultural resources, greenhouse gas emissions, land use and planning, noise, transportation and traffic, and tribal cultural resources, alternatives, and other CEQA considerations. Additionally, the EIR considered, in separate sections, Significant Irreversible Environmental Changes and Growth Inducing Impacts. The significant environmental impacts of the project and the alternatives were identified in the EIR.
3. The City finds that the EIR provides objective information to assist the decision makers and the public at large in their consideration of the environmental consequences of the project. The public review periods provided all interested jurisdictions, agencies, private organizations, and individuals the opportunity to submit comments regarding the Draft EIR. The Final EIR was prepared after the review periods and responds to comments made during the public review periods.
4. The City evaluated comments on environmental issues received from persons who reviewed the Draft EIR. In accordance with CEQA, the City prepared written responses describing the disposition of significant environmental issues raised. The Final EIR provides adequate, good faith and reasoned responses to the comments. The City reviewed the comments received and responses thereto and has determined that neither the comments received nor the responses to such comments add significant new information regarding environmental impacts to the Draft EIR. The Lead Agency has based its actions on full appraisal of all viewpoints, including all comments received up to the date of adoption of these findings, concerning the environmental impacts identified and analyzed in the EIR.
5. The Final EIR documents changes to the Draft EIR. Having reviewed the information contained in the Draft EIR, the Final EIR, and the administrative record, as well as the requirements of CEQA and the CEQA Guidelines regarding recirculation of Draft EIRs, the City finds that there is no new significant impact, substantial increase in the severity of a previously disclosed impact, significant new information in the record of proceedings or other criteria under CEQA that would require additional recirculation of the Draft EIR, or that would require preparation of a supplemental or subsequent EIR. Specifically, the City finds that:
 - The Responses to Comments contained in the Final EIR fully considered and responded to comments claiming that the project would have significant impacts or more severe impacts not disclosed in the Draft EIR and include substantial evidence that none of these comments provided substantial evidence that the project would result in changed circumstances, significant new information, considerably different mitigation measures, or new or more severe significant impacts than were discussed in the Draft EIR.
 - The City has thoroughly reviewed the public comments received regarding the project and the Final EIR as it relates to the project to determine whether under the requirements of CEQA, any of the public comments provide substantial evidence that would require recirculation of the EIR prior to its adoption and has determined that recirculation of the EIR is not required.
 - None of the information submitted after publication of the Final EIR, including testimony at the public hearings on the project, constitutes significant new

information or otherwise requires preparation of a supplemental or subsequent EIR. The City does not find this information and testimony to be credible evidence of a significant impact, a substantial increase in the severity of an impact disclosed in the Final EIR, or a feasible mitigation measure or alternative not included in the Final EIR.

- The mitigation measures identified for the project were included in the Draft EIR and Final EIR. The final mitigation measures for the project are described in the Mitigation Monitoring Program (MMP). Each of the mitigation measures identified in the MMP is incorporated into the project. The City finds that the impacts of the project have been mitigated to the extent feasible by the mitigation measures identified in the MMP.

6. CEQA requires the Lead Agency approving a project to adopt a MMP or the changes to the project which it has adopted or made a condition of project approval in order to ensure compliance with the mitigation measures during project implementation. The mitigation measures included in the EIR as certified by the City and revised in the MMP as adopted by the City serve that function. The MMP includes all of the mitigation measures and project design features adopted by the City in connection with the approval of the project and has been designed to ensure compliance with such measures during implementation of the project. In accordance with CEQA, the MMP provides the means to ensure that the mitigation measures are fully enforceable. In accordance with the requirements of Public Resources Code Section 21081.6, the City hereby adopts the MMP.
7. The custodian of the documents or other materials which constitute the record of proceedings upon which the City decision is based is the City of Los Angeles, Department of City Planning.
8. The City finds and declares that substantial evidence for each and every finding made herein is contained in the EIR, which is incorporated herein by this reference, or is in the record of proceedings in the matter.
9. The City is certifying an EIR for, and is approving and adopting findings for, the entirety of the actions described in these Findings and in the EIR as comprising the project.
10. The EIR is a project EIR for purposes of environmental analysis of the project. A project EIR examines the environmental effects of a specific project. The EIR serves as the primary environmental compliance document for entitlement decisions regarding the project by the City and the other regulatory jurisdictions.

PROCEDURE FOR PROCESSING “**ERROR OR ABUSE OF DISCRETION**” APPEALS OF LADBS ACTIONS TO THE BOARD OF BUILDING AND SAFETY COMMISSIONERS

This Information Bulletin provides the procedure for processing requests for Modification of Building Ordinances (Request for Modification) and, subsequently, appeals alleging error or abuse of discretion by the Los Angeles Department of Building and Safety (“LADBS”) concerning the City of Los Angeles Building Code (LABC) or other items within the powers of the Board of Building and Safety Commissioners (BBSC) as granted by LAMC 98.0403.1(b). Such appeals shall be filed in accordance with procedures outlined in LAMC Section 98.0403.2.

LADBS staff uses the following guidelines to process appeals filed under LAMC 98.0403.2:

1. PROCESSING FEES

The customer shall complete the Request for Modification Form and provide the request to the LADBS staff member along with exhibits and any pertinent information for the request. The LADBS staff member’s supervisor will determine the processing fees pursuant to LAMC Section 98.0403.2(a) and refer the customer to cashier with (3) copies. Processing fees are \$130.00 for the first item and \$39.00 for each additional item, plus \$208.00 for two (2) hours of research. For complex requests requiring more than two (2) hours of research, an additional research fee may be imposed.

Note: At satellite offices where cashiers are not available, the appellant may leave a check or money order made out to the “City of Los Angeles” for the appropriate amount. LADBS shall process the application and send a copy with receipt of payment to the appellant.

2. DETERMINATION

The LADBS Staff member’s supervisor shall make a determination to grant, grant with conditions, or deny the Request for Modification and provide said information to the customer. If dissatisfied with the supervisor’s interpretation, the customer can file an appeal under LAMC Section 98.0403.2(b).

LAMC Section 98.0403.2(b). appeals shall be submitted to the Chief Inspector, Building Civil Engineer and above in charge of the office where the determination was made. (The term “Manager” shall be used hereinafter to describe this senior staff position.)

If the Manager determines that LADBS neither erred nor abused its discretion in making the determination, and the appellant wishes formally to initiate the appeal process, the Manager shall provide the required “Supplemental Application for Appeals” Form (Appeal Form) and

instruct the appellant how to complete the form.

The appellant must itemize the grounds for the appeal, along with applicable LAMC sections, on the Appeal Form. The Request for Modification Form and any evidence supporting the appeal, such as photographs and correspondence should be submitted as an attachment to the appeal form.

No additional information will be accepted by the Department after the appeal form has been submitted unless a new appeal form is filed and applicable fees are paid.

3. REVIEW OF APPEAL FORMS AND FEE FOR WRITTEN REPORT

The Manager shall review the appeal package for completeness. If the Manager determines that the form and all attachments clearly state the grounds for the appeal and cannot be approved administratively, the Manager shall complete the fees portion on page two of the Request for Modification form as outlined in LAMC Section 98.0403 (b) and refer the customer to cashiers with (3) copies. Filing fees are based on the subject of the request as set forth in Tables 4A or 4B plus \$104.00 for (1) hour of research.

4. ROUTE ORIGINAL APPEAL PACKAGE

After the fees are paid, the appellant shall return the original appeal package and a copy of the paid request for modification form to the Manager. The Manager shall ensure that the appellant's original appeal package is hand delivered to the Commission Office. The Commission staff shall log the appeal by assigning a case number, creating a case file and assigning the case to the responsible manager.

5. WRITTEN DETERMINATION

The Manager assigned to the case shall prepare a report and presentation setting forth the justifications and findings for LADBS's determination, specifically addressing the appellant's issues. The report shall be completed within 60 days from the date of the appeal's submittal and the item shall be scheduled for the next available BBSC hearing date. For complex requests, additional time may be required to complete the report.

6. NOTIFICATION OF PUBLIC HEARING

When the appeal is scheduled for a hearing before the BBSC, the Commission staff shall notify the appellant through a written notice at least ten days prior to the date of the hearing. The notice shall be given by email or U.S. mail.



REQUEST FOR MODIFICATION OF BUILDING ORDINANCES

UNDER AUTHORITY OF L.A.M.C. SECTION 98.0403

PERMIT APP. #:	DATE:	For City Dept. Use Only					
JOB ADDRESS:		Building	Zoning	Grading	Shoring		
Tract:	Block:	Mech.	Elec.	Plumb.	Green		
Lot:	D.A.	Misc.					
Owner:	Petitioner:						
Address:	Address:						
City	State	Zip	Phone	City	State	Zip	Phone
REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)		CODE SECTIONS:					
<hr/> <hr/> <hr/> <hr/> <hr/>							
JUSTIFICATION (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)							
<hr/> <hr/> <hr/> <hr/> <hr/>		<hr/> <hr/> <hr/> <hr/> <hr/>					
Owner/Petitioner Name (Print)		(Signature)		Position			
FOR CITY DEPARTMENT'S USE ONLY BELOW THIS LINE							
Concurrences required from the following Department(s)							
<input type="checkbox"/> Los Angeles Fire Department	Print Name _____	Sign _____	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Public Works Bureau of Engineering	Print Name _____	Sign _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Department of City Planning	Print Name _____	Sign _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Department of County Health	Print Name _____	Sign _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Other _____	Print Name _____	Sign _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DEPARTMENT ACTION							
<input type="checkbox"/> GRANTED <input type="checkbox"/> DENIED		Reviewed by: (Staff) (Print)	Sign	Date			
		Action taken by: (Supervisor) (Print)	Sign	Date			
NOTE: IN CASE OF DENIAL, SEE PAGE #2 OF THIS FORM FOR APPEAL PROCEDURES							
CONDITIONS OF APPROVAL (Continued on Page 2):				For Cashiers Use Only (PROCESS ONLY WHEN FEES ARE VERIFIED)			
<hr/> <hr/> <hr/> <hr/> <hr/>				<hr/> <hr/> <hr/> <hr/> <hr/>			
FEES							
(DEPARTMENT USE ONLY)							
Appeal Processing Fee.. (No. of Items) = 1 X \$130 + \$39/addl = _____							
Inspection Fee (No of Insp.) = X \$ 84.00 = _____							
Research Fee ... (Total Hours Worked) = X \$104.00 = _____							
Subtotal = _____							
Development Services Center Surcharge X 3% = _____							
Systems Development Surcharge X 6% = _____							
Total Fees = _____							
Fees verified by: _____							
Print and Sign _____							

Permit App #:

Job Address:

CONDITIONS OF APPROVAL (Continued from Page 1)

**CITY OF LOS ANGELES
BOARD OF BUILDING AND SAFETY/DISABLED ACCESS
COMMISSION APPEAL FORM**

(Must be Attached to the Modification Request Form, Page 1)

AFFIDAVIT – LADBS BOARD OF BUILDING AND SAFETY COMMISSIONERS – RESOLUTION NO. 832-93

I, _____ do state and swear as follows:

(Print or Type Name of the Person Signing this Form)

1. The name and mailing address of the owner of the property (as defined in the resolution 832-93) at _____ as shown on the appeal application (LADBS Com 31) are correct, and
2. The owner of the property as shown on the appeal application will be made aware of the appeal and will receive a copy of the appeal.

I declare under PENALTY OF PERJURY that the forgoing is true and correct.

Owner's Name(s) _____ (Please Type or Print) _____ (Please Type or Print)

Owner's Signature(s) _____ (Two Officers' Signatures Required for Corporations)
(Please Sign)

Name of Corporation _____ (Please Print Name of Corporation) _____ (Please Type or Print)

Dated this _____ day of _____ 20 _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT-----SIGNATURE(S) MUST BE NOTARIZED

State of CALIFORNIA County of _____ on _____

before me, _____, personally appeared _____, Name(s) of Signer(s)

Name, Title of Officer (e.g. Jane Doe, Notary Public)

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 in person(s), or the entity upon behalf of 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 is true and correct.**

WITNESS my hand and official seal.

Signature _____

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

**APPEAL OF DEPARTMENT ACTION TO THE BOARD OF BUILDING AND SAFETY
COMMISSIONERS/DISABLED ACCESS APPEALS COMMISSION**

Applicant's Name

Applicant's Title

Signature

Date

FEES

(DEPARTMENT USE ONLY)

Board Fee	(No. of Items)	1 X	\$354.00	= _____
Inspection Fee	(No of Insp.)	= X	\$84.00	= _____
Research Fee ...	(Total Hours Worked)	= X	\$104.00	= _____
Subtotal				= _____
Development Services Center Surcharge		X	3%	= _____
Systems Development Surcharge		X	6%	= _____
Total Fees				= _____

Fees verified by:

Print and Sign _____

For Cashiers Use Only

(PROCESS ONLY WHEN FEES ARE VERIFIED)

SUPPLEMENTAL APPLICATION FOR APPEALS

TYPE OF APPEAL:

- BUILDING CODE APPEAL
- ZONING CODE APPEAL
- INSPECTION / CODE ENFORCEMENT APPEAL

PROJECT TYPE:

- ONE OR TWO FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL/INDUSTRIAL

PERMIT APPLICATION:		
ADDRESS:		ZIP:
TRACT:	BLK:	LOT:
OWNER NAME:	OWNER ADDRESS:	ZIP:

APPLICATION INFORMATION:

NAME:	ADDRESS:	ZIP:
EMAIL:	APPLICANT SIGNATURE:	DATE:

ISSUES:	VIOLATION:	CODE SECTION:
1.		
2.		
3.		

- ❖ FOR ADDITIONAL ISSUES, ATTACH TO THIS APPLICATION
- ❖ ATTACH ALL APPLICABLE EXHIBITS AND EVIDENCE TO THIS APPLICATION

SUPPLEMENTAL APPLICATION FOR APPEALS

ISSUES:	VIOLATION:	CODE SECTION:
4.		
5.		
6.		
7.		
8.		
9.		

DATE

Members, Los Angeles Cultural Heritage Commission
Department of City Planning
200 N Spring St
Los Angeles, CA 90012

Re: Demolition of 11973 San Vicente Blvd, aka The Barry Building

Dear Members of the Cultural Heritage Commission:

I am writing to express my support for the approval of the demolition permit for the property located at 11973 – 11975 San Vicente Boulevard, Los Angeles, California 90049, commonly known as the Barry Building. While I recognize the historical significance of the Barry Building, its current condition presents substantial safety concerns that cannot be adequately addressed through any method other than demolition. The building's outdated facilities and structural vulnerabilities pose too great a risk to public safety. Additionally, there is strong community support for the demolition of this building and the turning of a new page at this highly-visible location along San Vicente Boulevard in Brentwood.

As this Commission knows, I am a champion of the preservation of some of our City's most vibrant and important historic and cultural resources. As the Councilmember to the 11th District, I have the privilege of having numerous historic gems in the communities I represent. In addition, the 11th District is home to some of our City's most important cultural resources, many of which are vital to preserve. As my recent efforts to save the Marilyn Monroe house demonstrated, when it comes to preserving the historic fabric of our City, I don't back down from a fight.

At the same time, when evaluating what is important to preserve, we must carefully consider all of the various factors that go into preservation. In particular, when public safety and community voices strongly call for moving forward from our past toward a safer and better future, we need to take action.

Existing Conditions

The Barry Building, which has been vacant for several years, has increasingly become an eyesore on our community. Its deteriorated condition not only mars the visual appeal of the area but has also made it a target for criminal activity. Recently, the building was subjected to a break-in, during which thieves ransacked the property and stripped it of its copper wiring. This incident underscores the growing concerns about safety and security surrounding the building's neglected state.

The building is seismically unstable, and in the event of a significant seismic event, it could pose a real and serious life-safety threat to the public. The structure is subject to the City's Soft Story

Ordinance, which mandates seismic retrofitting for older buildings that are susceptible to collapse during an earthquake. Unfortunately, the Barry Building's structural deficiencies and the extent of necessary upgrades make retrofitting impractical and financially infeasible. Because of these and additional reasons described below, I support the demolition of the Barry Building.

Community Support for Approval of Demolition Permit

Over the past years, the property owner has conducted extensive community outreach, securing letters of support for the building's demolition. That support includes the South Brentwood Resident Association, the Brentwood San Vicente Chamber of Commerce, Abundant Housing LA, 16 letters of support from neighbors, and 38 supporter cards from households within 1,000 ft. of the Barry Building. The property owner's representatives went door to door informing the community of the owner's intention to demolish the building, and the broad majority of the community informed the owner's team that they look forward to seeing the building demolished.

Preservation Covenant

My office has been working closely with the property owner on various aspects of this demolition. As a result of our efforts, the owner has voluntarily agreed to place a covenant on the property to preserve several key features of the Barry Building. This means that important elements, like the iconic staircases and benches, will be carefully preserved, stored, and integrated into any future development at the site. In doing so, we honor the historical significance of these features while also addressing the pressing safety and community concerns posed by the existing building.

Environmental Impact Report (EIR)

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles, as the Lead Agency, prepared an Environmental Impact Report (EIR) for the proposed demolition of the Barry Building. The purpose of the EIR is to assess potential environmental impacts of the demolition. While an EIR is typically not required for the issuance of a demolition permit, it was necessary in this case because the building is a designated Historic Cultural Monument.

The EIR¹ identified one significant and unavoidable impact: the loss of a historic resource. However, CEQA allows for the approval of a project with significant environmental impacts if the lead agency provides a written Statement of Overriding Consideration (SOC), outlining the reasons for approving the project despite the impacts.

Statement of Overriding Consideration (SOC)

¹ A Draft EIR was made available and circulated for public review and comment for a 60-day period from February 16, 2023, to April 18, 2023, pursuant to CEQA provisions. At the request of the public and with the support of my office, the comment period was extended by an additional 15 days, totaling 75 days of review. The Final EIR, released on September 11, 2023, includes responses to comments received during the public review period and revisions to the Draft EIR based on this input. Combined, the Draft and Final EIRs include over 30 technical reports from various experts and consultants, encompassing more than 700 pages of analysis and review.

The Los Angeles Department of Building and Safety, the Department responsible for reviewing this particular EIR, can adopt an SOC if it finds that the benefit of the building's demolition outweighs the project's significant environmental impact of the loss of a historic resource. In this instance, there is more than ample evidence in the administrative record to support the adoption of an SOC.

While the Barry Building is recognized as a Historic Cultural Monument, it does not possess the same level of significance as some of our more prominent historic and cultural resources that merit preservation. Both the EIR and the economic feasibility analysis submitted by the applicant confirm that there are no feasible alternatives or mitigation measures to avoid impacting this historic resource during demolition. As such, I support the adoption of an SOC that concludes the project's benefits outweigh the significant and unavoidable impact of demolishing the building. These benefits include:

- Removal of an existing safety hazard and seismically unsafe structure
- Removal of a potential attractive nuisance for vandals, transient populations, loitering, and other unlawful behavior
- Clearing the existing property of noncompliant structures in a manner that will allow for future development to occur
- Compliance with the Soft Story Ordinance

In conclusion, while the Barry Building holds some historical value, its current condition and the mandate of the City's Soft Story Ordinance necessitate its demolition for the safety and well-being of Brentwood residents. The covenant to preserve the benches and staircases reflects my commitment to balancing historical preservation with modern safety standards and community needs.

I respectfully ask this Commission to recommend the approval of the demolition permit and certification of the EIR, allowing the Brentwood community to move forward with the next chapter of their history on this vibrant stretch of San Vicente Boulevard.

Sincerely,

Traci Park
Councilmember, 11th District

Communication from Public

Name:

Date Submitted: 02/16/2026 08:34 AM

Council File No: 25-1518

Comments for Public Posting: Please add document "Upload 2" to Council File 25-1518



Sean Silva <sean.silva@lacity.org>

Objections to LADBS Certifying the EIR and Actions for the SOC, Proposed demolition of the Barry Building (HCM #887), CHC-2007-1585-HCM; ENV-2019-6645-EIR; 11973 San Vicente Boulevard Project ... Please see email and attachment for details ...

1 message

Bob Blue <bob.blue@live.com>

Fri, Sep 20, 2024 at 8:06 PM

To: Faruk Sezer <faruk.sezer@lacity.org>

Cc: Hydee Feldstein-Soto <hydee.feldsteinsoto@lacity.org>, "kenneth.fong@lacity.org" <kenneth.fong@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "Jeff.Khau@lacity.org" <jeff.khau@lacity.org>, "sean.silva@lacity.org" <sean.silva@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, Lambert Giessinger <Lambert.giessinger@lacity.org>, "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, "hector.buitrago@lacity.org" <hector.buitrago@lacity.org>, "celeste.nguyen@lacity.org" <celeste.nguyen@lacity.org>, "Corin L Kahn, Esq." <clkesq@outlook.com>, Ziggy Kruse <ziggykruse2005@yahoo.com>, Bob Blue <bob.blue@live.com>

SUBJECT:

Objections to Los Angeles Department of Building and Safety (LADBS) Certifying the Final Environmental Impact Report (EIR) and Actions for the Statement of Overriding Considerations (SOC) in the Case of the proposed demolition of the Barry Building (HCM #887), Case No.: CHC-2007-1585-HCM; Related Case No.: ENV-2019-6645-EIR; **11973 San Vicente Boulevard** Project

Dear Mr. Sezer:

The attached PDF "2024-09-20 Objection Letter to LADBS Faruk Sezer CHC Recommendation Letter on EIR Certification" is emailed on behalf of Mr. Corin Kahn, Esq.

Please add this document to the above referenced ase file.

Also, please confirm that you have received this email and the attachment.

Thank you.

Sincerely,
Robert Blue

 [2024-09-20 Objection Letter to LADBS Faruk Sezer CHC Recommendation Letter on EIR Certification.pdf](#)
575K



Sean Silva <sean.silva@lacity.org>

***REVISED* The Date of the Attached Letter was corrected from the previously sent copy to September 20, 2024 - Objections to LADBS Certifying the EIR and Actions for the SOC, Proposed demolition of the Barry Building (HCM #887), CHC-2007-1585-HCM; ENV-2019**

3 messages

Bob Blue <bob.blue@live.com>

Fri, Sep 20, 2024 at 8:26 PM

To: Faruk Sezer <faruk.sezer@lacity.org>
Cc: Hydee Feldstein-Soto <hydee.feldsteinsoto@lacity.org>, "kenneth.fong@lacity.org" <kenneth.fong@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "Jeff.Khau@lacity.org" <jeff.khau@lacity.org>, "sean.silva@lacity.org" <sean.silva@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, Lambert Giessinger <Lambert.giessinger@lacity.org>, "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, "hector.buitrago@lacity.org" <hector.buitrago@lacity.org>, "celeste.nguyen@lacity.org" <celeste.nguyen@lacity.org>, "Corin L Kahn, Esq." <clkesq@outlook.com>, Ziggy Kruse <ziggykruse2005@yahoo.com>, Bob Blue <bob.blue@live.com>

SUBJECT: *REVISED* The Date of the Attached Letter was corrected from the previously sent copy to September 20, 2024

Objections to Los Angeles Department of Building and Safety (LADBS) Certifying the Final Environmental Impact Report (EIR) and Actions for the Statement of Overriding Considerations (SOC) in the Case of the proposed demolition of the Barry Building (HCM #887), Case No.: CHC-2007-1585-HCM; Related Case No.: ENV-2019-6645-EIR; [11973 San Vicente Boulevard](#) Project

Dear Mr. Sezer:

Please note that this email supersedes the email that I previously sent to you today. The Date of the Attached Letter was corrected to September 20, 2024.

The attached PDF "2024-09-20_Objection Letter to LADBS_Faruk Sezer_CHC Recommendation Letter on EIR Certification (CORRECTED Date)" is emailed on behalf of Mr. Corin Kahn, Esq.

Please review, share, and add this document to the above referenced case file.

Also, please confirm that you have received this email and the attachment.

Thank you.

Sincerely,
Robert Blue

 [2024-09-20_Objection Letter to LADBS_Faruk Sezer_CHC Recommendation Letter on EIR Certification \(CORRECTED Date\).pdf](#)
574K

Ziggy Kruse <ziggykruse2005@yahoo.com>

Tue, Sep 24, 2024 at 11:35 AM

Reply-To: Ziggy Kruse <ziggykruse2005@yahoo.com>

To: Faruk Sezer <faruk.sezer@lacity.org>

Cc: Hydee Feldstein-Soto <hydee.feldsteinsoto@lacity.org>, "kenneth.fong@lacity.org" <kenneth.fong@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "Jeff.Khau@lacity.org" <jeff.khau@lacity.org>, "sean.silva@lacity.org" <sean.silva@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, Lambert Giessinger <Lambert.giessinger@lacity.org>, "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, "hector.buitrago@lacity.org" <hector.buitrago@lacity.org>, "celeste.nguyen@lacity.org" <celeste.nguyen@lacity.org>, "Corin L Kahn, Esq." <clkesq@outlook.com>, Bob Blue <bob.blue@live.com>, Ziggy Kruse <ziggykruse2005@yahoo.com>

Good Morning, Faruk:

I am forwarding you the below email with the attached Objection Letter from Mr. Corin Kahn.

At your convenience, please acknowledge that you have received this email, as well as the email from Bob Blue and the attachment.

Thank you.

Sincerely,
Ziggy

[Quoted text hidden]

 **2024-09-20_Objection Letter to LADBS_Faruk Sezer_CHC Recommendation Letter on EIR Certification.pdf**
574K

Wed, Sep 25, 2024 at 2:48 PM

Faruk Sezer <faruk.sezer@lacity.org>

To: Ziggy Kruse <ziggykruse2005@yahoo.com>

Cc: Hydee Feldstein-Soto <hydee.feldsteinsoto@lacity.org>, "kenneth.fong@lacity.org" <kenneth.fong@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "Jeff.Khau@lacity.org" <jeff.khau@lacity.org>, "sean.silva@lacity.org" <sean.silva@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, Lambert Giessinger <lambert.giessinger@lacity.org>, "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, "hector.buitrago@lacity.org" <hector.buitrago@lacity.org>, "celeste.nguyen@lacity.org" <celeste.nguyen@lacity.org>, "Corin L Kahn, Esq." <clkesq@outlook.com>, Bob Blue <bob.blue@live.com>

Received!

Thank you.

***I will be out of office on every other MONDAY;

*****We strive to answer all emails within 48 hours.**

Faruk Sezer, MS, PE, CASp, I.C.C

Building Civil Engineer

Government and Community Relations

Los Angeles Department of Building and Safety

201 N. Figueroa St. Room 1080A

Los Angeles, CA 90012

213.482.0093

For general Zoning and Building code questions, please refer to our call center - 311 or (213) 473-3231. Also, for additional information you may visit our website at: LADBS.org and Continuity of Operations for LADBS

[Quoted text hidden]



Sean Silva <sean.silva@lacity.org>

(no subject)

5 messages

Carolyn C. Jordan <cjordan@glaserweil.com>
To: Sean Silva <sean.silva@lacity.org>

Fri, Mar 15, 2024 at 10:27 AM

Hi - so 2 land use scheduling questions: 1 - what is next step or hearing on Marilyn Monroe house? And 2 - when is the next hearing on the Barry's Building demo permit?



Carolyn C. Jordan
PARTNER

Glaser Weil Fink Howard Jordan & Shapiro LLP
10250 Constellation Blvd., 19th Floor
Los Angeles, CA 90067
glaserweil.com

cjordan@glaserweil.com
T 310.282.6218



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Sean Silva <sean.silva@lacity.org>
To: Jeff Khau <Jeff.khau@lacity.org>

Fri, Mar 15, 2024 at 6:53 PM

April 17th for the Marilyn Monroe house, I know, what about the second question?

Thanks,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |



*PLEASE NOTE: E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. (including attachments) *

[Quoted text hidden]

Jeff Khau <Jeff.khau@lacity.org>
To: Sean Silva <sean.silva@lacity.org>

Mon, Mar 18, 2024 at 12:59 PM



Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park • 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 TEL



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

----- Forwarded message -----

From: **Mike Ai** <mike@afriat.com>

Date: Mon, Mar 18, 2024 at 10:16 AM

Subject: RE:

To: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Hi Jeff,

A date has not been set yet for the next hearing. We are waiting on the transmittal letter to certify the EIR from Planning to LADBS. Once that occurs, we will then need work to schedule the hearing with Cultural Heritage Commission.

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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From: Jeff Khau [mailto:Jeff.khau@lacity.org]

Sent: Saturday, March 16, 2024 1:43 PM

To: Aaron Green; Mike Ai

Subject: Fwd:

Hello gentlemen, can one of you advise on how to respond to Carolyn's question regarding about the next hearing for the Barry Building?

Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his

Office of Councilwoman Traci Park ★ 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 TEL

[Quoted text hidden]

[Quoted text hidden]

Mon, Mar 18, 2024 at 1:36 PM

Sean Silva <sean.silva@lacity.org>
To: "Carolyn C. Jordan" <cjordan@glaserweil.com>

Hi Carolyn,

Of course. Marilyn Monroe's house is slated to be at Council by April 17th, though it is our understanding that the property owner can still ask for an extension of sixty days, and with unanimous support the Council can request an additional fifteen.

As for the Barry Building: No date has not been set yet for the next hearing. The applicants are waiting on the transmittal letter to certify the EIR from Planning to LADBS. Once that occurs, they will then need work to schedule the hearing with the Cultural Heritage Commission.

All the best,
Sean

Sean Silva | Deputy, Venice | Planning Liaison

Office of Councilwoman Traci Park ★ 11th District

WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045

(310) 568-8772 TEL |



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[Quoted text hidden]

Mon, Mar 18, 2024 at 1:36 PM

Sean Silva <sean.silva@lacity.org>
To: Jeff Khau <Jeff.khau@lacity.org>

Thank you!

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison

Office of Councilwoman Traci Park ★ 11th District

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(310) 568-8772 TEL |



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[Quoted text hidden]



Sean Silva <sean.silva@lacity.org>

9/5/24 Cultural Heritage Commission - Barry Building Hearing

1 message

Jeff Khau (Google Docs) <comments-noreply@docs.google.com>
Reply-To: No Reply <d+noreply@docs.google.com>
To: sean.silva@lacity.org

Wed, Sep 4, 2024 at 1:14 PM

New activity in the following document

 9/5/24 Cultural Heritage Commission - Barry Building Hearing

 2 comments

menagerie



Jeff Khau • 12:55 PM, Sep 4 (PDT) New

suggesting "collection" or "inventory"
menagerie reminds me of a zoo.

[Reply](#)

[Open](#)

That notwithstanding, we remain anchored to the reality of every resource's singular circumstances



Jeff Khau • 12:56 PM, Sep 4 (PDT) New

"Nevertheless, we remain grounded in the unique circumstances of each resource."



Jeff Khau • 12:58 PM, Sep 4 (PDT) New

Marked as resolved

[Reply](#)

[Open](#)

 4 suggestions



Jeff Khau • 12:58 PM, Sep 4 (PDT) New

Replace: “That notwithstanding, we remain anchored to the reality of every resource’s singular circumstances.” with “Nevertheless, we remain grounded in the unique circumstances of each resource.”

[Reply](#)

[Open](#)



Jeff Khau • 12:59 PM, Sep 4 (PDT) [New](#)

Add: “Furthermore, we ask that the Commission support a Statement of Overriding Considerations to acknowle...”

[Reply](#)

[Open](#)



Jeff Khau • 1:04 PM, Sep 4 (PDT) [New](#)

Delete paragraph (2 times)



Jeff Khau • 1:04 PM, Sep 4 (PDT) [New](#)

Accepted suggestion

[Reply](#)

[Open](#)



Jeff Khau • 1:04 PM, Sep 4 (PDT) [New](#)

Format: font size



Jeff Khau • 1:04 PM, Sep 4 (PDT) [New](#)

Accepted suggestion

[Reply](#)

[Open](#)

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because you are a participant in the updated items or
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Sean Silva <sean.silva@lacity.org>

11973 San Vicente

2 messages

Ann Gold <anngold@gmail.com>
To: Sean.Silva@lacity.org

Mon, Oct 7, 2024 at 10:47 AM

I can't believe this eyesore is still here. Please- it's past time to demolish it.
Thank you.

Ann Gold

Please:

1. Certify the EIR
2. Adopt a Statement of Overriding Considerations (SOC) to justify the demolition of the Barry Building
3. Issue the demolition permit for the Barry Building

Sean Silva <sean.silva@lacity.org>
To: Ann Gold <anngold@gmail.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>
Bcc: Faruk Sezer <faruk.sezer@lacity.org>

Mon, Oct 7, 2024 at 12:56 PM

Hi Ann,

Thanks for your email. I will pass this along to the Councilwoman.

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |



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[Quoted text hidden]



Sean Silva <sean.silva@lacity.org>

Additional Barry Building demolition documents - 11973 San Vicente Blvd

12 messages

Mike Ai <mike@afriat.com>
To: Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>
Cc: Aaron Green <aaron@afriat.com>

Fri, Nov 15, 2024 at 10:15 AM

Hi Jeff and Sean,

I hope you are doing well. I wanted to forward along documents related to the Barry Building. The attached documents were sent to Jason McCrea (Planning) that on behalf of the applicant for the demolition permit for the building located at 11973 San Vicente Blvd. The documents include:

1. A letter report dated November 2024 from Hill International that addresses the cost to rehabilitate the subject building accounting for the California Historic Building Code (CHBC). That letter is the first attached document and the spreadsheet referenced in the letter is the second attached document.
2. An email from the Historic Resources Group confirming that the analysis in the attached letter from Hill International is consistent with the CHBC. That email is the third attached document.
3. An updated valuation analysis from CBRE that accounts for the Hill International analysis provided in the attached letter report. That updated CBRE valuation study is the fourth attached document.
4. Photographs (fifth attached document) of a recent break-in at the subject building during the late night hours. (That break-in was reported to the police.)

Let me know if you have any questions,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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From: Casey, Ed
Sent: Thursday, November 14, 2024 6:12 PM
To: Jason McCrea <jason.mccrea@lacity.org>
Cc: Milenia Zasadzien (milena.zasadzien@lacity.org) <milena.zasadzien@lacity.org>; Mindy Nguyen (mindy.nguyen@lacity.org) <mindy.nguyen@lacity.org>; Angiolillo, Gina <Gina.Angiolillo@alston.com>
Subject: 11973 San Vicente Blvd

On behalf of the applicant for the demolition permit for the building located at 11973 San Vicente Blvd, I am providing the following documents and reports:

1. A letter report dated November 2024 from Hill International that addresses the cost to rehabilitate the subject building accounting for the California Historic Building Code (CHBC). That letter is the first attached document and the spreadsheet referenced in the letter is the second attached document.
2. An email from the Historic Resources Group confirming that the analysis in the attached letter from Hill International is consistent with the CHBC. That email is the third attached document.
3. An updated valuation analysis from CBRE that accounts for the Hill International analysis provided in the attached letter report. That updated CBRE valuation study is the fourth attached document.
4. Photographs (fifth attached document) of a recent break-in at the subject building during the late night hours. (That break-in was reported to the police.)

Edward J. Casey, Partner
ALSTON & BIRD
350 South Grand Avenue

51st Floor
Los Angeles, CA 90071
+1 213 576 1005 (O)

+818 203 0499 (cell)
Ed.Casey@alston.com

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5 attachments

 [Hill Opinion of Cost Letter 110624 LR R1.pdf](#)
125K

 [BARRY BUILDING RETROFIT SCOPE COSTS 10_3_24_OSWELL_R3.xlsx](#)
969K

 [Email 11.14.24 rev.pdf](#)
539K

 CB24US054736-2_11973 San Vicente, Los Angeles.pdf
5364K

 Photographs of May 2024 Break In.pdf
980K

Sean Silva <sean.silva@lacity.org>
To: Mike Ai <mike@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Fri, Nov 15, 2024 at 11:51 AM

Hi Mike,

Thanks so much for sending these over. We will make sure that we review them and pass them along to the appropriate staff.

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |

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[Quoted text hidden]

Sean Silva <sean.silva@lacity.org>
To: Devin Myrick <Devin.Myrick@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>

Fri, Nov 15, 2024 at 12:51 PM

FYI

Thanks,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |

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[Quoted text hidden]

5 attachments

 **Hill Opinion of Cost Letter 110624 LR R1.pdf**
125K

 **BARRY BUILDING RETROFIT SCOPE COSTS 10_3_24_OSWELL R3.xlsx**
969K

 **Email 11.14.24 rev.pdf**
539K

 **CB24US054736-2_11973 San Vicente, Los Angeles.pdf**
5364K

Tue, Feb 25, 2025 at 11:51 AM

Mike Ai <mike@afriat.com>
To: Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>
Cc: Aaron Green <aaron@afriat.com>

Hi Jeff and Sean,

I hope you both are doing well. I am reaching out to share additional documents related to the demo permit for the Barry Building. Attached is the Demolition Traffic Management Plan and associated documents (demolition plan set reviewed by LADBS and plan check corrections and clearances worksheet). We filed this earlier this month but wanted to make sure you were in the loop as well.

Additionally, I wanted to check in to see if you have heard from Planning or LADBS regarding any movement on the Statement of Overriding Consideration (SOC). Are there any updates from either department? The SOC as we understand it is still with Planning.

Thanks,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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From: Mike Ai
Sent: Friday, November 15, 2024 10:16 AM
To: Jeff Khau <Jeff.khau@lacity.org>; Sean Silva <sean.silva@lacity.org>
Cc: Aaron Green <aaron@afriat.com>
Subject: Additional Barry Building demolition documents - 11973 San Vicente Blvd

Hi Jeff and Sean,

[Quoted text hidden]

3 attachments

-  **Demo Permit Plan Check Corrections and Clearance Worksheets Revised 02.03.25.pdf**
189K
-  **J1844 11973 San Vicente - Demo Traf Mgmt Plan.pdf**
2474K
-  **Demolition Set_REVISED 25-0130.pdf**
1225K

Tue, Feb 25, 2025 at 11:55 AM

Sean Silva <sean.silva@lacity.org>

To: Mike Ai <mike@afriat.com>

Cc: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Hi Mike,

Thanks for sending the additional documents. Last week, we heard from DBS that, per an email received yesterday, "Planning plans to get us something by the end of the week." Thanks for the reminder; I've followed up again.

All the best,
Sean

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |
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[Quoted text hidden]

Jeff Khau <Jeff.khau@lacity.org>

Thu, Feb 27, 2025 at 4:37 PM

To: Sean Silva <sean.silva@lacity.org>

Thanks for following up, Sean.

Jeff Khau, AICP | Planning & Transportation Deputy
Office of Councilwoman Traci Park ★ 11th District
LA CITY HALL: 200 N. Spring Street, Rm 410, LA, CA 90012
(213) 887-5644 TEL | 11th District Website
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[Quoted text hidden]

Sean Silva <sean.silva@lacity.org>

Fri, Feb 28, 2025 at 10:27 AM

To: Jeff Khau <Jeff.khau@lacity.org>

Of course. I want to be sure Mike knows that we are.

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park * 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |
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[Quoted text hidden]

Mike Ai <mike@afriat.com>
To: Sean Silva <sean.silva@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Mon, Mar 3, 2025 at 3:36 PM

Hi Sean and Jeff,

I hope you both are doing well. I just wanted to check in again to see if you heard any new updates regarding the Statement of Overriding Consideration (SOC) for the Barry Building. The SOC is still outstanding.

Thanks,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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[Quoted text hidden]

Tue, Mar 4, 2025 at 4:49 PM

Sean Silva <sean.silva@lacity.org>
To: Mike Ai <mike@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Hi Mike,

We have continued to follow up. I've just asked DBS again to keep me updated. We are staying on it -- sorry for the delay.

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |

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[Quoted text hidden]

Wed, Mar 5, 2025 at 9:37 AM

Mike Ai <mike@afriat.com>
To: Sean Silva <sean.silva@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Thanks Sean. Please keep us posted.

[Quoted text hidden]

Wed, Mar 5, 2025 at 9:48 AM

Mike Ai <mike@afriat.com>
To: Sean Silva <sean.silva@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Hi Sean,

Would you able to also follow up with Planning? We believe that the SOC is being held up by Planning.

[Quoted text hidden]

Wed, Mar 5, 2025 at 9:49 AM

Sean Silva <sean.silva@lacity.org>
To: Mike Ai <mike@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Of course. Faruk confirmed he is following up on his end with them and we will do so again.

Thanks,
Sean



Sean Silva | Deputy, Venice | Planning Liaison

Office of Councilwoman Traci Park * 11th District

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[Quoted text hidden]



Sean Silva <sean.silva@lacity.org>

Barry Building - Case #ENV-2019-6645-EIR

2 messages

Ken <kenm22@verizon.net>
To: Osama.younan@lacity.org
Cc: traci.park@lacity.org, jeff.khau@lacity.org, sean.silva@lacity.org, info@southbrentwood.org

Fri, Oct 11, 2024 at 11:48 AM

Re: **Case #ENV-2019-6645-EIR** Barry Building

Dear Mr. Younan:

My name is Ken Marks. Although I no longer live in Brentwood I have fond memories of the almost 50 years I spent on the westside, a good portion of it in Brentwood itself. I'm not that far away and I return to visit friends and attend basketball games at UCLA. I started in the 6th grade at Westwood School, went to Emerson Jr. High, walking over the hill before the Mormon Temple was even a thought and attended Uni High School when kids from the Palisades attended Uni because there was no Palisades High School. I still have many friends in Brentwood and feel a close attachment to the area despite my absence.

I have watched the community develop and participated in its development having been a member of the Brentwood Community Council for five years. I remember the Barry Building when it was in its heyday, a situation that, unfortunately, no longer exists. Of course that can be said about most anything because whether we like it or not time marches on and things do change, often by necessity.

While I appreciate the historical significance of the Barry Building it has, sadly, become an eyesore and a dangerous one at that. Among other things it is a magnet for unhoused individuals to camp out with the ever present risk of fire on a cold night. Vandalism has already reared its ugly head, the building having been stripped of its copper wire. Bringing the building up to modern code and ADA compliance is financially prohibitive. All that can happen to this once great building is for it to, putting it bluntly, sit there and rot.

Councilwoman Traci Park has already negotiated an agreement for any future development to incorporate some existing architectural elements. It's the best that can be done.

Sometimes we just have to let go and this is one of those times. The alternative is to let this building sit there as a danger and an eyesore to the community. It really is time to let go. Please.

Sean Silva <sean.silva@lacity.org>
To: Ken <kenm22@verizon.net>
Cc: Osama.younan@lacity.org, traci.park@lacity.org, jeff.khau@lacity.org, info@southbrentwood.org

Fri, Oct 11, 2024 at 12:05 PM

Hi Ken,

Thanks for your email.

We have received it and will pass it along to the Councilwoman.

All the best,
Sean

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ **11th District**
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |

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[Quoted text hidden]



Sean Silva <sean.silva@lacity.org>

Barry Building - Case #ENV-2019-6645-EIR

2 messages

Ken <kenm22@verizon.net>
To: Osama.younan@lacity.org
Cc: traci.park@lacity.org, jeff.khau@lacity.org, sean.silva@lacity.org, info@southbrentwood.org

Fri, Oct 11, 2024 at 11:48 AM

Re: **Case #ENV-2019-6645-EIR** Barry Building

Dear Mr. Younan:

My name is Ken Marks. Although I no longer live in Brentwood I have fond memories of the almost 50 years I spent on the westside, a good portion of it in Brentwood itself. I'm not that far away and I return to visit friends and attend basketball games at UCLA. I started in the 6th grade at Westwood School, went to Emerson Jr. High, walking over the hill before the Mormon Temple was even a thought and attended Uni High School when kids from the Palisades attended Uni because there was no Palisades High School. I still have many friends in Brentwood and feel a close attachment to the area despite my absence.

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Sean Silva <sean.silva@lacity.org>
To: Ken <kenm22@verizon.net>
Cc: Osama.younan@lacity.org, traci.park@lacity.org, jeff.khau@lacity.org, info@southbrentwood.org

Fri, Oct 11, 2024 at 12:05 PM

Hi Ken,

Thanks for your email.

We have received it and will pass it along to the Councilwoman.

All the best,
Sean

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ **11th District**
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
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[Quoted text hidden]



Sean Silva <sean.silva@lacity.org>

Barry Building - Statement of Overriding Consideration (SOC) Documents

1 message

Mike Ai <mike@afriat.com>
To: Sean Silva <sean.silva@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>
Cc: Aaron Green <aaron@afriat.com>

Tue, Oct 15, 2024 at 1:42 PM

Hi Sean (and Jeff),

Thanks for the phone conversation earlier today. I'm glad to hear that LADBS intends to issue a Statement of Overriding Consideration (SOC) for the demolition of the Barry Building. As requested, I am following up with key documents that LADBS can reference in their issuance of a Statement of Overriding Consideration (SOC) and ultimately the issuance of a demolition permit. Please share this email to LADBS and refer them to the following attached documents:

1. **Letter to CHC re: Barry Building_07.15.24** – Alston & Bird letter to Ken Bernstein regarding the issuance of a Statement of Overriding Consideration (SOC) – *attached as PDF*
2. **Letter to CHC Attachments** – Exhibits to Alston & Bird Letter to Ken Bernstein – *attached as PDF*
3. **Applicant's Presentation to CHC (Barry Building) (Final) – 9.5.24** – Applicant Presentation to CHC; refer to last page for public benefits/SOC – *attached as PDF*
4. **CEQA Findings 10.20.2023** – CEQA Findings related to EIR Certification – *attached as PDF*
5. **Draft Statement of Overriding Consideration** – Draft language for a Statement of Overriding Consideration (SOC) – *attached as Word document*
6. **Barry Building Retrofit Scope Costs 10_3_24** – Analysis prepared by Hill International re: economic feasibility of the rehabilitation alternatives studied in the EIR
7. **Historic Resources Group email (10.14.24)** - E-mail confirmation from historic resource consultant confirming that the updated scope provided in the Barry Building Retrofit Scope Costs 10_3_24 spreadsheet would comply with the Secretary's Standards of Rehabilitation and the California Historic Building Code

Additionally, below are links to the completed Draft Environmental Impact Report (DEIR) and the Final Environmental Impact Report (FEIR) and the associated Appendices referenced in the documents attached.

Draft EIR (DEIR) - 11973 San Vicente Boulevard Project

<https://planning.lacity.gov/development-services/eir/11973-san-vicente-boulevard-project-0>

Final EIR (FEIR) - 11973 San Vicente Boulevard Project

<https://planning.lacity.gov/development-services/eir/11973-san-vicente-boulevard-project-1>

Please let me know if you and/or LADBS needs anymore information. As always, if you have any questions, please don't hesitate to reach out.

Thank you again for your support,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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----- Forwarded message -----

From: Mike Ai <mike@afriat.com>
To: Mike Ai <mike@afriat.com>
Cc:
Bcc:
Date: Tue, 15 Oct 2024 20:30:59 +0000
Subject: FW: Barry Building Retrofit Scope

From: John LoCascio <john@historicresourcesgroup.com>
Sent: Monday, October 14, 2024 12:47 PM
To: Casey, Ed <Ed.Casey@alston.com>
Subject: Barry Building Retrofit Scope

EXTERNAL SENDER – Proceed with caution

Dear Ed,

As you requested, I have reviewed the attached scope cost estimate for potential retrofit of the Barry Building. The scope of work as outlined in the estimate could, in general, comply with the Secretary of the Interior's Standards for Rehabilitation ("the Standards") and

the California Historical Building Code ("CHBC"). Please note that this is a preliminary review of the general scope only; actual compliance with the Standards can only be determined by review of detailed project plans, and applicability of the CHBC can only be determined by the local Building Official on a case-by-case basis.

Please let me know if you have any questions.

Thank you.

John

John LoCascio, AIA

Principal Architect



Historic Resources Group
Celebrating 35 Years

I am working remotely until further notice. The best way to reach me is by email or on my mobile.

Historic Resources Group

12 S. Fair Oaks Ave., Suite 200, Pasadena, CA 91105-3816

Telephone 626 793 2400 x109, Mobile 818 399 8283

www.historicresourcesgroup.com

john@historicresourcesgroup.com

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8 attachments

- 1. Letter to CHC re Barry Building_07.15.2024.pdf**
356K
- 2. Letter to CHC Attachments.pdf**
2047K
- 3. Applicant's Presentation to CHC (Barry Building)(FINAL)- 9.5.24.pdf**
521K
- 4. CEQA Findings 10.20.2023.pdf**
584K
- 5. Draft Statement of Overriding Considerations.docx**
29K
- 6. BARRY BUILDING RETROFIT SCOPE COSTS 10_3_24_OSWELL_R3.xlsx**
969K
- BARRY BUILDING RETROFIT SCOPE COSTS 10_3_24_OSWELL_R3.xlsx**
969K
- FW: Barry Building Retrofit Scope.eml**
1395K



Sean Silva <sean.silva@lacity.org>

Barry Building Demolition - Case ENV-2019-6645-EIR

2 messages

lewis.disko@verizon.net <lewis.disko@verizon.net>

Fri, Oct 11, 2024 at 9:57 AM

To: Osama.younan@lacity.org, "traci.park@lacity.org" <traci.park@lacity.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, "sean.silva@lacity.org" <sean.silva@lacity.org>, South Brentwood Residents Association <info@southbrentwood.org>

It's well past time to demolish this vacant set of buildings that have stood idle, dangerous and an eyesore for 12 years! The notion that this is an historical building is nonsense.

We walk by this vacant building and related garbage and weed-filled lot often, and look forward to seeing something more fitting for our Brentwood community in the near term. Please demolish it before it and surrounding areas are destroyed by something like the fire in the Radio building on Bundy Drive!

Thank you.

Bambi Drisko

[609 South Bundy Drive](mailto:609.South.Bundy.Drive)

Los Angeles 90049

Sean Silva <sean.silva@lacity.org>

Fri, Oct 11, 2024 at 10:58 AM

To: "lewis.disko@verizon.net" <lewis.disko@verizon.net>

Cc: Osama.younan@lacity.org, "traci.park@lacity.org" <traci.park@lacity.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, South Brentwood Residents Association <info@southbrentwood.org>

Hi Bambi,

Thanks for your email.

We have received it and will pass it on to the Councilwoman.

All the best,
Sean

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |

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[Quoted text hidden]



Sean Silva <sean.silva@lacity.org>

Barry Building Preservation Covenant

5 messages

Jeff Khau <Jeff.khau@lacity.org>

Wed, Oct 2, 2024 at 1:48 PM

To: "asalimian@laconservancy.org" <asalimian@laconservancy.org>, Adrian Fine <afine@laconservancy.org>
Cc: Sean Silva <sean.silva@lacity.org>



Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his

Office of Councilwoman Traci Park • 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 TEL



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Historic Staircase Preservation Covenant 10.13.23_1.docx.pdf
57K

Andrew Salimian <asalimian@laconservancy.org>

Wed, Oct 2, 2024 at 3:29 PM

To: Jeff Khau <Jeff.khau@lacity.org>, Adrian Fine <afine@laconservancy.org>
Cc: Sean Silva <sean.silva@lacity.org>

Thank you Jeff and Sean for taking the time to meet today. I'll review the draft covenant, there may be some insights we can offer.

Regards,

Andrew Salimian

Director of Advocacy

Los Angeles Conservancy

(213) 430-4203 | asalimian@laconservancy.org

Pronouns: He/Him

laconservancy.org

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Thu, Nov 7, 2024 at 9:09 AM

Sean Silva <sean.silva@lacity.org>
To: Andrew Salimian <asalimian@laconservancy.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>, Adrian Fine <afine@laconservancy.org>

Hi Andrew,

Hope you're well. Have you had a chance to review the Preservation Covenant?

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |



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[Quoted text hidden]

Thu, Nov 14, 2024 at 3:35 PM

Andrew Salimian <asalimian@laconservancy.org>
To: Sean Silva <sean.silva@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>, Adrian Fine <afine@laconservancy.org>

Sean,

Apologies for taking so long to respond, but thanks for following up. I've reviewed the covenant and have a few questions and comments:

- In Article 1, the covenant is limited to 10 years. Is there any way this can be extended?
- In article 4C, it lays out some options to reincorporate the staircases and benches in a new development or have them displayed on site, but also gives options for adjacent or nearby parcels. Can there be some kind of prioritization built into this? WE would prefer the features remain on site if possible, maybe the city has discretion to approve alternatives as the covenant holder, but I feel like there are too many options allowed at the outset.
- Is there any way the City can include some kind of public access clause into this? The City has a nascent **Privately Owned Public Spaces (POPS)** program, and I feel like a new development might accommodate this. One of the beloved aspects of the Barry building was the semi-public aspect of the courtyard. I feel that if the features are reincorporated, they should be in an area that is accessible to the public (though it can be time limited to daylight hours), not just to new residents or tenants.
- Who will be enforcing the terms of the covenant? Is it the Council Office or OHR?

Thank you for including us in this discussion, although we still are holding out hope that the building can be saved. We're still talking to some people behind the scenes to try to get there, but I'm thankful that the Council is considering a covenant as a backstop.

Best,

Andrew Salimian

Director of Advocacy

Los Angeles Conservancy

(213) 430-4203 | asalimian@laconservancy.org

Pronouns: He/Him

laconservancy.org

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Thu, Mar 20, 2025 at 1:48 PM

Sean Silva <sean.silva@lacity.org>
To: Craig Bullock <craig.bullock@lacity.org>



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |
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Barry Building, Historic-Cultural Monument #887

19 messages

Melissa Jones <melissa.jones@lacity.org>
Cc: Planning CHC <chc@lacity.org>, Lambert Giessinger <lambert.giessinger@lacity.org>
Bcc: sean.silva@lacity.org

Mon, Aug 26, 2024 at 1:16 PM

You are receiving this email because you previously expressed interest in the proposed project to demolish the Barry Building, Historic-Cultural Monument #887, located at [11973-11975 W. San Vicente Boulevard](#) under case numbers CHC-2007-1585-HCM and ENV-2019-6645-EIR.

The next public hearing involving this proposed project is scheduled before the Cultural Heritage Commission on Thursday, September 5, 2024 at 10:00am. It will be a [hybrid meeting](#) held both in person in **Los Angeles City Hall, Room 1010, 200 North Spring Street, Los Angeles, CA 90012** and online via Zoom.

The agenda containing a link to the staff recommendation report is available online here: <http://planning.lacity.gov/dcpapi/meetings/document/77333>.

Information for accessing the meeting remotely via Zoom is available on the agenda.

Members of the public who wish to provide comments at the meeting are able to attend in person or via Zoom. Speakers are typically given 1 minute to comment. Those attending in person will need to submit a speaker card to the Commission Office staff ahead of the item being called. Those attending via Zoom will use the raise hand feature at the appropriate time to be called upon to unmute and make their comment.

Written comments addressed to the Cultural Heritage Commission can be submitted to the Commission Office at chc@lacity.org.

Submission procedures for the Commission can be found online here: https://planning.lacity.org/odocument/ee0ea0cc-6f40-4b0e-aa8c-d0361b0d24e4/ROP_CHC.pdf. To accommodate the hybrid meeting format, they have been revised. Please see the meeting agenda and below:

Initial Submissions not limited as to volume must be received by the Commission Secretary no later than by 4:00 p.m. on the Thursday prior to the week of the Commission meeting. Materials are to be delivered electronically to chc@lacity.org.

Secondary Submissions in response to a Staff Recommendation Report or additional comments must be received electronically no later than 24-hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to chc@lacity.org. Photographs do not count toward the page limitation.

Day of Hearing Submissions within 24 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs. Day of Hearing Submissions are to be submitted electronically to chc@lacity.org and 12 hard copies must be submitted at the in-person meeting in order to be accepted. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission at the meeting.

Thank you.

Best regards,
Melissa



Melissa Jones

Pronouns: She, Her, Hers

City Planner

Los Angeles City Planning

Office of Historic Resources

221 North Figueroa Street, Suite 1350

Los Angeles, CA 90012

T: (213) 847-3679 | Planning4LA.org



E-NEWS

Mon, Aug 26, 2024 at 3:26 PM

Mike Ai <mike@afriat.com>
To: Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>
Cc: Aaron Green <aaron@afriat.com>

Hi Jeff and Sean,

Please see the Cultural Heritage Commission meeting notification related to the demolition permit for the Barry Building. The meeting is scheduled for Thursday, September 5, 2024 at 10:00am. It will be a hybrid meeting held both in person in Los Angeles City Hall, Room 1010, 200 North Spring Street, Los Angeles, CA 90012 and online via Zoom.

Do the both of you have time to check in sometime tomorrow or Wednesday to check in about the hearing? Attached is the agenda.

Thanks,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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[Quoted text hidden]

Sean Silva <sean.silva@lacity.org>
To: Mike Ai <mike@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Mon, Aug 26, 2024 at 3:38 PM

Hi Mike,

Can you accommodate a 2:30pm - 3:00pm meeting on Wednesday the 28th?

Thanks,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |



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Mike Ai <mike@afriat.com>
To: Sean Silva <sean.silva@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Mon, Aug 26, 2024 at 3:42 PM

Hi Sean,

Unfortunately, that time doesn't work on our end. Would anytime from 12 pm – 2 pm or anytime after 4pm work on Wednesday the 28th? If not, Thursday Aaron and I are available anytime from 9:30 am – 10 am.

Thanks,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com

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[Quoted text hidden]

Sean Silva <sean.silva@lacity.org>
To: Mike Ai <mike@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Tue, Aug 27, 2024 at 7:12 AM

Hi Mike,

No problem. How about 1:00pm - 1:30pm on Wednesday?

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park * 11th District
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(310) 568-8772 TEL |



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[Quoted text hidden]

Mike Ai <mike@afriat.com>
To: Sean Silva <sean.silva@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Wed, Aug 28, 2024 at 10:29 AM

Hi Sean,

I just wanted to check in to see if we can nail down a time to chat. Would today work for you? Aaron and I are both available today anytime from 1pm – 2pm. If not, Aaron and I are available Tuesday 9/3 anytime from 11 am – 1 pm or 2pm – 5pm.

Thanks,

Mike Ai

Senior Director of Public Affairs
The Afriat Consulting Group, Inc.
4107 Magnolia Boulevard
Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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[Quoted text hidden]

Wed, Aug 28, 2024 at 10:33 AM

Sean Silva <sean.silva@lacity.org>

To: Mike Ai <mike@afriat.com>

Cc: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Hi Mike,

No worries. I had initially posed 1:00pm - 1:30pm today but Jeff will now be unavailable at that time. We can make 3:00pm - 4:00pm today or tomorrow from 11:00am - 12:00pm noon in addition to 11:00am - 11:30am on Tuesday.

All the best,
Sean

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |
A row of four social media icons: Facebook, Twitter, Instagram, and YouTube.

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[Quoted text hidden]

Wed, Aug 28, 2024 at 10:54 AM

Mike Ai <mike@afriat.com>

To: Sean Silva <sean.silva@lacity.org>

Cc: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Let's do Tuesday 9/3 at 11 am. I just sent around a Zoom calendar invite. Zoom details also below for your reference.

Topic: Check in re: Barry Building/Cultural Heritage Commission

Time: Sep 3, 2024 11:00 AM Pacific Time (US and Canada)

[Join Zoom Meeting](#)

<https://us06web.zoom.us/j/82876565607?pwd=Suv3GRDGILO7RBp49PPoQZZYQGJQQj.1>

Meeting ID: 828 7656 5607

Passcode: 352935

One tap mobile

+16699006833,,82876565607#,,,*352935# US (San Jose)

+16694449171,,82876565607#,,,*352935# US

[Quoted text hidden]

Wed, Aug 28, 2024 at 10:56 AM

Sean Silva <sean.silva@lacity.org>

To: Mike Ai <mike@afriat.com>

Cc: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Thanks, looking forward to it.

All the best,

Sean



Sean Silva | Deputy, Venice | Planning Liaison

Office of Councilwoman Traci Park * 11th District

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(310) 568-8772 TEL |



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[Quoted text hidden]

Thu, Aug 29, 2024 at 10:29 AM

Mike Ai <mike@afriat.com>

To: Sean Silva <sean.silva@lacity.org>

Cc: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Hi Sean,

Would it be possible to push back our meeting a half hour? An unexpected conflict popped up. If not, we are happy to keep the same time.

[Quoted text hidden]

Thu, Aug 29, 2024 at 11:30 AM

Sean Silva <sean.silva@lacity.org>

To: Mike Ai <mike@afriat.com>

Cc: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Confirming 11:30am on Tuesday the 3rd at 11:30am? No objections on our end.

Thank you,
Sean



Sean Silva | Deputy, Venice | Planning Liaison

Office of Councilwoman Traci Park ★ 11th District

WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045

(310) 568-8772 TEL |



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[Quoted text hidden]

Mike Ai <mike@afriat.com>
To: Sean Silva <sean.silva@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Thu, Aug 29, 2024 at 11:33 AM

Thank you Sean and Jeff. I just updated the calendar invite. The zoom details will stay the same.

Topic: Check in re: Barry Building/Cultural Heritage Commission

Time: Sep 3, 2024 11:30 AM Pacific Time (US and Canada)

[Quoted text hidden]

Sean Silva <sean.silva@lacity.org>
To: Mike Ai <mike@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Thu, Aug 29, 2024 at 11:33 AM

Thanks -- have a great weekend.

All the best,
Sean

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |



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[Quoted text hidden]

Mike Ai <mike@afriat.com>
To: Sean Silva <sean.silva@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Wed, Sep 4, 2024 at 9:51 AM

Hi Sean and Jeff,

I wanted to follow up our call yesterday about tomorrow's Cultural Heritage Commission meeting at 10 am. Jeff – One of the things you mentioned was seeing the draft statement of overriding consideration. Attached is a draft statement of overriding consideration. I'm also attaching Alston and Bird's letter submitted that is a part of the agenda packet.

Lastly, for your reference, attached is the presentation that our counsel, Ed Casey, and Aaron Green will co-present to CHC. Just wanted to make sure you had this in advance. Let me know if you need anything else.

[Quoted text hidden]

3 attachments

 **ATTACHMENT A_Draft Statement of Overriding Considerations.pdf**
94K

 **Letter to CHC re Barry Building_07.15.2024.pdf**
360K

 **Applicant's Presentation to CHC (Barry Building)(FINAL).pdf**
521K

Sean Silva <sean.silva@lacity.org>
To: Mike Ai <mike@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Wed, Sep 4, 2024 at 3:31 PM

Thank you! We will see you tomorrow.

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |



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[Quoted text hidden]

Mike Ai <mike@afriat.com>
To: Sean Silva <sean.silva@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Mon, Sep 9, 2024 at 3:55 PM

Hi Jeff and Sean,

I hope you both had a great weekend. I wanted to reach out to see if you two had some time in the coming days to do a debrief on the CHC hearing. CHC did not go the way we wanted unfortunately but we're hoping to still be able to move forward. Do you have some availability tomorrow or Wednesday?

Aaron and I are free tomorrow anytime from 10:30 am – 11:30 am or Wednesday (9/11) anytime from 9:30 am – 11 am. If those times don't work, please feel to propose some other options that work for you both.

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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From: Sean Silva <sean.silva@lacity.org>
Sent: Wednesday, September 4, 2024 3:31 PM
To: Mike Ai <mike@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Aaron Green <aaron@afriat.com>
Subject: Re: FW: Barry Building, Historic-Cultural Monument #887

Thank you! We will see you tomorrow.

All the best,
Sean

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park * 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |
Four small blue square icons representing social media: Facebook, Twitter, Instagram, and YouTube.

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On Wed, Sep 4, 2024 at 9:52 AM Mike Ai <mike@afriat.com> wrote:

Hi Sean and Jeff,

I wanted to follow up our call yesterday about tomorrow's Cultural Heritage Commission meeting at 10 am. Jeff – One of the things you mentioned was seeing the draft statement of overriding consideration. Attached is a draft statement of overriding consideration. I'm also attaching Alston and Bird's letter submitted that is a part of the agenda packet.

Lastly, for your reference, attached is the presentation that our counsel, Ed Casey, and Aaron Green will co-present to CHC. Just wanted to make sure you had this in advance. Let me know if you need anything else.

Thanks,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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From: Sean Silva <sean.silva@lacity.org>
Sent: Thursday, August 29, 2024 11:34 AM
To: Mike Ai <mike@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Aaron Green <aaron@afriat.com>
Subject: Re: FW: Barry Building, Historic-Cultural Monument #887

Thanks -- have a great weekend.

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |
A row of four social media icons: Facebook, Twitter, Instagram, and YouTube.

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On Thu, Aug 29, 2024 at 11:33 AM Mike Ai <mike@afriat.com> wrote:

Thank you Sean and Jeff. I just updated the calendar invite. The zoom details will stay the same.

Topic: Check in re: Barry Building/Cultural Heritage Commission

Time: Sep 3, 2024 11:30 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82876565607?pwd=Suv3GRDGILO7RBp49PPoQZZYQGJQQj.1>

Meeting ID: 828 7656 5607

Passcode: 352935

One tap mobile

+16699006833,,82876565607#,,,*352935# US (San Jose)

+16694449171,,82876565607#,,,*352935# US

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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From: Sean Silva <sean.silva@lacity.org>
Sent: Thursday, August 29, 2024 11:30 AM
To: Mike Ai <mike@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Aaron Green <aaron@afriat.com>
Subject: Re: FW: Barry Building, Historic-Cultural Monument #887

Confirming 11:30am on Tuesday the 3rd at 11:30am? No objections on our end.

Thank you,
Sean



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Thanks, looking forward to it.

All the best,
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Cc: Jeff Khau <Jeff.khau@lacity.org>; Aaron Green <aaron@afriat.com>
Subject: Re: FW: Barry Building, Historic-Cultural Monument #887

Hi Mike,

No worries. I had initially posed 1:00pm - 1:30pm today but Jeff will now be unavailable at that time. We can make 3:00pm - 4:00pm today or tomorrow from 11:00am - 12:00pm noon in addition to 11:00am - 11:30am on Tuesday.

All the best,
Sean



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Hi Sean,

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Thanks,

Mike Ai

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From: Mike Ai
Sent: Monday, August 26, 2024 3:42 PM
To: Sean Silva <sean.silva@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Aaron Green <aaron@afriat.com>
Subject: RE: FW: Barry Building, Historic-Cultural Monument #887

Hi Sean,

Unfortunately, that time doesn't work on our end. Would anytime from 12 pm – 2 pm or anytime after 4pm work on Wednesday the 28th? If not, Thursday Aaron and I are available anytime from 9:30 am – 10 am.

Thanks,

Mike Ai

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Cc: Jeff Khau <Jeff.khau@lacity.org>; Aaron Green <aaron@afriat.com>
Subject: Re: FW: Barry Building, Historic-Cultural Monument #887

Hi Mike,

Can you accommodate a 2:30pm - 3:00pm meeting on Wednesday the 28th?

Thanks,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
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On Mon, Aug 26, 2024 at 3:26 PM Mike Ai <mike@afriat.com> wrote:

Hi Jeff and Sean,

Please see the Cultural Heritage Commission meeting notification related to the demolition permit for the Barry Building. The meeting is scheduled for Thursday, September 5, 2024 at 10:00am. It will be a hybrid meeting held both in person in Los Angeles City Hall, Room 1010, 200 North Spring Street, Los Angeles, CA 90012 and online via Zoom.

Do the both of you have time to check in sometime tomorrow or Wednesday to check in about the hearing?
Attached is the agenda.

Thanks,

Mike Ai

Senior Director of Public Affairs

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From: Melissa Jones <melissa.jones@lacity.org>
Sent: Monday, August 26, 2024 1:16 PM
Cc: Planning CHC <chc@lacity.org>; Lambert Giessinger <lambert.giessinger@lacity.org>
Subject: Barry Building, Historic-Cultural Monument #887

You are receiving this email because you previously expressed interest in the proposed project to demolish the Barry Building, Historic-Cultural Monument #887, located at [11973-11975 W. San Vicente Boulevard](#) under case numbers CHC-2007-1585-HCM and ENV-2019-6645-EIR.

The next public hearing involving this proposed project is scheduled before the Cultural Heritage Commission on Thursday, September 5, 2024 at 10:00am. It will be a [hybrid meeting](#) held both in person in **Los Angeles City Hall, Room 1010, 200 North Spring Street, Los Angeles, CA 90012** and online via Zoom.

The agenda containing a link to the staff recommendation report is available online here: <http://planning.lacity.gov/dcpapi/meetings/document/77333>.

Information for accessing the meeting remotely via Zoom is available on the agenda.

Members of the public who wish to provide comments at the meeting are able to attend in person or via Zoom. Speakers are typically given 1 minute to comment. Those attending in person will need to submit a speaker card to the Commission Office staff ahead of the item being called. Those attending via Zoom will use the raise hand feature at the appropriate time to be called upon to unmute and make their comment.

Written comments addressed to the Cultural Heritage Commission can be submitted to the Commission Office at chc@lacity.org.

Submission procedures for the Commission can be found online here: https://planning.lacity.org/odocument/ee0ea0cc-6f40-4b0e-aa8c-d0361b0d24e4/ROP_CHC.pdf. To accommodate the hybrid meeting format, they have been revised. Please see the meeting agenda and below:

Initial Submissions not limited as to volume must be received by the Commission Secretary no later than by 4:00 p.m. on the Thursday prior to the week of the Commission meeting. Materials are to be delivered electronically to chc@lacity.org.

Secondary Submissions in response to a Staff Recommendation Report or additional comments must be received electronically no later than 24-hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to chc@lacity.org. Photographs do not count toward the page limitation.

Day of Hearing Submissions within 24 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs. Day of Hearing Submissions are to be submitted electronically to chc@lacity.org and 12 hard copies must be submitted at the in-person meeting in order to be accepted. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission at the meeting.

Thank you.
Best regards,
Melissa



Melissa Jones

Pronouns: She, Her, Hers

City Planner

Los Angeles City Planning

Office of Historic Resources

221 North Figueroa Street, Suite 1350

Los Angeles, CA 90012

T: (213) 847-3679 | Planning4LA.org



Mon, Sep 9, 2024 at 4:08 PM

Sean Silva <sean.silva@lacity.org>
To: Mike Ai <mike@afriat.com>, Aaron Green <aaron@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>

Hi Mike,

Could we do later in the day on Wednesday (4:00pm) or on Thursday (1:00pm)?

All the best,
Sean

TRACI PARK
COUNCILWOMAN
LOS ANGELES CITY COUNCIL
11TH DISTRICT

Sean Silva | Deputy, Venice | Planning Liaison
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A row of five social media icons: Facebook, Instagram, Twitter, YouTube, and LinkedIn.

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On Mon, Sep 9, 2024 at 3:55 PM Mike Ai <mike@afriat.com> wrote:

Hi Jeff and Sean,

I hope you both had a great weekend. I wanted to reach out to see if you two had some time in the coming days to do a debrief on the CHC hearing. CHC did not go the way we wanted unfortunately but we're hoping to still be able to move forward. Do you have some availability tomorrow or Wednesday?

Aaron and I are free tomorrow anytime from 10:30 am – 11:30 am or Wednesday (9/11) anytime from 9:30 am – 11 am. If those times don't work, please feel to propose some other options that work for you both.

Mike Ai

Senior Director of Public Affairs

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From: Sean Silva <sean.silva@lacity.org>
Sent: Wednesday, September 4, 2024 3:31 PM
To: Mike Ai <mike@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Aaron Green <aaron@afriat.com>
Subject: Re: FW: Barry Building, Historic-Cultural Monument #887

Thank you! We will see you tomorrow.

All the best,
Sean



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On Wed, Sep 4, 2024 at 9:52 AM Mike Ai <mike@afriat.com> wrote:

Hi Sean and Jeff,

I wanted to follow up our call yesterday about tomorrow's Cultural Heritage Commission meeting at 10 am. Jeff – One of the things you mentioned was seeing the draft statement of overriding consideration. Attached is a draft statement of overriding consideration. I'm also attaching Alston and Bird's letter submitted that is a part of the agenda packet.

Lastly, for your reference, attached is the presentation that our counsel, Ed Casey, and Aaron Green will co-present to CHC. Just wanted to make sure you had this in advance. Let me know if you need anything else.

Thanks,

Mike Ai

Senior Director of Public Affairs

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Thanks -- have a great weekend.

All the best,
Sean



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Confirming 11:30am on Tuesday the 3rd at 11:30am? No objections on our end.

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Cc: Jeff Khau <Jeff.khau@lacity.org>; Aaron Green <aaron@afriat.com>

Subject: RE: FW: Barry Building, Historic-Cultural Monument #887

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Sent: Monday, August 26, 2024 3:39 PM

To: Mike Ai <mike@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Aaron Green <aaron@afriat.com>
Subject: Re: FW: Barry Building, Historic-Cultural Monument #887

Hi Mike,

Can you accommodate a 2:30pm - 3:00pm meeting on Wednesday the 28th?

Thanks,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |



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On Mon, Aug 26, 2024 at 3:26 PM Mike Ai <mike@afriat.com> wrote:

Hi Jeff and Sean,

Please see the Cultural Heritage Commission meeting notification related to the demolition permit for the Barry Building. The meeting is scheduled for Thursday, September 5, 2024 at 10:00am. It will be a hybrid meeting held both in person in Los Angeles City Hall, Room 1010, 200 North Spring Street, Los Angeles, CA 90012 and online via Zoom.

Do the both of you have time to check in sometime tomorrow or Wednesday to check in about the hearing?
Attached is the agenda.

Thanks,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile



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From: Melissa Jones <melissa.jones@lacity.org>
Sent: Monday, August 26, 2024 1:16 PM
Cc: Planning CHC <chc@lacity.org>; Lambert Giessinger <lambert.giessinger@lacity.org>
Subject: Barry Building, Historic-Cultural Monument #887

You are receiving this email because you previously expressed interest in the proposed project to demolish the Barry Building, Historic-Cultural Monument #887, located at 11973-11975 W. San Vicente Boulevard under case numbers CHC-2007-1585-HCM and ENV-2019-6645-EIR.

The next public hearing involving this proposed project is scheduled before the Cultural Heritage Commission on Thursday, September 5, 2024 at 10:00am. It will be a [hybrid meeting](#) held both in person in **Los Angeles City Hall, Room 1010, 200 North Spring Street, Los Angeles, CA 90012** and online via Zoom.

The agenda containing a link to the staff recommendation report is available online here: <http://planning.lacity.gov/dcpapi/meetings/document/77333>.

Information for accessing the meeting remotely via Zoom is available on the agenda.

Members of the public who wish to provide comments at the meeting are able to attend in person or via Zoom. Speakers are typically given 1 minute to comment. Those attending in person will need to submit a speaker card to the Commission Office staff ahead of the item being called. Those attending via Zoom will use the raise hand feature at the appropriate time to be called upon to unmute and make their comment.

Written comments addressed to the Cultural Heritage Commission can be submitted to the Commission Office at chc@lacity.org.

Submission procedures for the Commission can be found online here: https://planning.lacity.org/odocument/ee0ea0cc-6f40-4b0e-aa8c-d0361b0d24e4/ROP_CHC.pdf. To accommodate the hybrid meeting format, they have been revised. Please see the meeting agenda and below:

Initial Submissions not limited as to volume must be received by the Commission Secretary no later than by 4:00 p.m. on the Thursday prior to the week of the Commission meeting. Materials are to be delivered electronically to chc@lacity.org.

Secondary Submissions in response to a Staff Recommendation Report or additional comments must be received electronically no later than 24-hours before the Commission meeting. Submissions shall

not exceed ten (10) pages, including exhibits, and must be submitted electronically to chc@lacity.org. Photographs do not count toward the page limitation.

Day of Hearing Submissions within 24 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs. Day of Hearing Submissions are to be submitted electronically to chc@lacity.org and 12 hard copies must be submitted at the in-person meeting in order to be accepted. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission at the meeting.

Thank you.
Best regards,
Melissa



Melissa Jones

Pronouns: She, Her, Hers

City Planner

[Los Angeles City Planning](#)

[Office of Historic Resources](#)

221 North Figueroa Street, Suite 1350

Los Angeles, CA 90012

T: (213) 847-3679 | [Planning4LA.org](#)



[E-NEWS](#)

Mon, Sep 9, 2024 at 4:20 PM

Mike Ai <mike@afriat.com>
To: Sean Silva <sean.silva@lacity.org>, Aaron Green <aaron@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>

Let's go with 4pm. I just sent around a Zoom calendar invite. Details below for your reference.

Topic: Check in regarding Barry Building - CD 11/Afriat

Time: Sep 11, 2024 04:00 PM Pacific Time (US and Canada)

[Join Zoom Meeting](#)

<https://us06web.zoom.us/j/83950626555?pwd=FNdILV14QC5gm9ejGxQDcErsZm9fN1.1>

Meeting ID: 839 5062 6555

Passcode: 262485

One tap mobile

+16699006833,,83950626555#,,,*262485# US (San Jose)

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

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From: Sean Silva <sean.silva@lacity.org>
Sent: Monday, September 9, 2024 4:08 PM
To: Mike Ai <mike@afriat.com>; Aaron Green <aaron@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>
Subject: Re: FW: Barry Building, Historic-Cultural Monument #887

Hi Mike,

Could we do later in the day on Wednesday (4:00pm) or on Thursday (1:00pm)?

All the best,
Sean

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park * **11th District**
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |
A row of four small social media icons: Facebook, Twitter, Instagram, and YouTube.

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On Mon, Sep 9, 2024 at 3:55 PM Mike Ai <mike@afriat.com> wrote:

Hi Jeff and Sean,

I hope you both had a great weekend. I wanted to reach out to see if you two had some time in the coming days to do a debrief on the CHC hearing. CHC did not go the way we wanted unfortunately but we're hoping to still be able to move forward. Do you have some availability tomorrow or Wednesday?

Aaron and I are free tomorrow anytime from 10:30 am – 11:30 am or Wednesday (9/11) anytime from 9:30 am – 11 am. If those times don't work, please feel to propose some other options that work for you both.

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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From: Sean Silva <sean.silva@lacity.org>
Sent: Wednesday, September 4, 2024 3:31 PM
To: Mike Ai <mike@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Aaron Green <aaron@afriat.com>
Subject: Re: FW: Barry Building, Historic-Cultural Monument #887

Thank you! We will see you tomorrow.

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |


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On Wed, Sep 4, 2024 at 9:52 AM Mike Ai <mike@afriat.com> wrote:

Hi Sean and Jeff,

I wanted to follow up our call yesterday about tomorrow's Cultural Heritage Commission meeting at 10 am. Jeff – One of the things you mentioned was seeing the draft statement of overriding consideration. Attached is a draft statement of overriding consideration. I'm also attaching Alston and Bird's letter submitted that is a part of the agenda packet.

Lastly, for your reference, attached is the presentation that our counsel, Ed Casey, and Aaron Green will co-present to CHC. Just wanted to make sure you had this in advance. Let me know if you need anything else.

Thanks,

Mike Ai

Senior Director of Public Affairs

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Mike@Afriat.com



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From: Sean Silva <sean.silva@lacity.org>
Sent: Thursday, August 29, 2024 11:34 AM
To: Mike Ai <mike@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Aaron Green <aaron@afriat.com>
Subject: Re: FW: Barry Building, Historic-Cultural Monument #887

Thanks -- have a great weekend.

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
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On Thu, Aug 29, 2024 at 11:33 AM Mike Ai <mike@afriat.com> wrote:

Thank you Sean and Jeff. I just updated the calendar invite. The zoom details will stay the same.

Topic: Check in re: Barry Building/Cultural Heritage Commission

Time: Sep 3, 2024 11:30 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82876565607?pwd=Suv3GRDG1LO7RBp49PPoQZZYQGJQQj.1>

Meeting ID: 828 7656 5607

Passcode: 352935

One tap mobile

+16699006833,,82876565607#,,,,*352935# US (San Jose)

+16694449171,,82876565607#,,,,*352935# US

Mike Ai

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From: Sean Silva <sean.silva@lacity.org>
Sent: Thursday, August 29, 2024 11:30 AM
To: Mike Ai <mike@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Aaron Green <aaron@afriat.com>
Subject: Re: FW: Barry Building, Historic-Cultural Monument #887

Confirming 11:30am on Tuesday the 3rd at 11:30am? No objections on our end.

Thank you,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park • 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |
A row of four small social media icons: a blue square with a white 'f' for Facebook, a blue square with a white 't' for Twitter, a blue square with a white 'i' for Instagram, and a blue square with a white 'y' for YouTube.

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On Thu, Aug 29, 2024 at 10:29 AM Mike Ai <mike@afriat.com> wrote:

Hi Sean,

Would it be possible to push back our meeting a half hour? An unexpected conflict popped up. If not, we are happy to keep the same time.

Thanks,

Mike Ai

Senior Director of Public Affairs

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From: Sean Silva <sean.silva@lacity.org>
Sent: Wednesday, August 28, 2024 10:56 AM
To: Mike Ai <mike@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Aaron Green <aaron@afriat.com>
Subject: Re: FW: Barry Building, Historic-Cultural Monument #887

Thanks, looking forward to it.

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |


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On Wed, Aug 28, 2024 at 10:55 AM Mike Ai <mike@afriat.com> wrote:

Let's do Tuesday 9/3 at 11 am. I just sent around a Zoom calendar invite. Zoom details also below for your reference.

Topic: Check in re: Barry Building/Cultural Heritage Commission

Time: Sep 3, 2024 11:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82876565607?pwd=Suv3GRDGILO7RBp49PPoQZZYQGJQQj.1>

Meeting ID: 828 7656 5607

Passcode: 352935

One tap mobile

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Sent: Wednesday, August 28, 2024 10:34 AM
To: Mike Ai <mike@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Aaron Green <aaron@afriat.com>
Subject: Re: FW: Barry Building, Historic-Cultural Monument #887

Hi Mike,

No worries. I had initially posed 1:00pm - 1:30pm today but Jeff will now be unavailable at that time. We can make 3:00pm - 4:00pm today or tomorrow from 11:00am - 12:00pm noon in addition to 11:00am - 11:30am on Tuesday.

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
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(310) 568-8772 TEL |


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On Wed, Aug 28, 2024 at 10:29 AM Mike Ai <mike@afriat.com> wrote:

Hi Sean,

I just wanted to check in to see if we can nail down a time to chat. Would today work for you? Aaron and I are both available today anytime from 1pm – 2pm. If not, Aaron and I are available Tuesday 9/3 anytime from 11 am – 1 pm or 2pm – 5pm.

Thanks,

Mike Ai

Senior Director of Public Affairs

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From: Mike Ai
Sent: Monday, August 26, 2024 3:42 PM
To: Sean Silva <sean.silva@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Aaron Green <aaron@afriat.com>
Subject: RE: FW: Barry Building, Historic-Cultural Monument #887

Hi Sean,

Unfortunately, that time doesn't work on our end. Would anytime from 12 pm – 2 pm or anytime after 4pm work on Wednesday the 28th? If not, Thursday Aaron and I are available anytime from 9:30 am – 10 am.

Thanks,

Mike Ai

Senior Director of Public Affairs

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Thanks,
Sean



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both in person in Los Angeles City Hall, Room 1010, 200 North Spring Street, Los Angeles, CA 90012 and online via Zoom.

Do the both of you have time to check in sometime tomorrow or Wednesday to check in about the hearing? Attached is the agenda.

Thanks,

Mike Ai

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Sent: Monday, August 26, 2024 1:16 PM
Cc: Planning CHC <chc@lacity.org>; Lambert Giessinger <lambert.giessinger@lacity.org>
Subject: Barry Building, Historic-Cultural Monument #887

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The next public hearing involving this proposed project is scheduled before the Cultural Heritage Commission on Thursday, September 5, 2024 at 10:00am. It will be a [hybrid meeting](#) held both in person in **Los Angeles City Hall, Room 1010, 200 North Spring Street, Los Angeles, CA 90012** and online via Zoom.

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Thank you.
Best regards,
Melissa



Melissa Jones

Pronouns: She, Her, Hers

City Planner

[Los Angeles City Planning](#)

[Office of Historic Resources](#)

221 North Figueroa Street, Suite 1350

Los Angeles, CA 90012

T: (213) 847-3679 | Planning4LA.org



All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
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Time: Sep 11, 2024 04:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/83950626555?pwd=FNdILV14QC5gm9ejGxQDcErsZm9fN1.1>

Meeting ID: 839 5062 6555

Passcode: 262485

One tap mobile

+16699006833,,83950626555#,,,*262485# US (San Jose)

+16694449171,,83950626555#,,,*262485# US

Mike Ai

Senior Director of Public Affairs

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From: Sean Silva <sean.silva@lacity.org>
Sent: Monday, September 9, 2024 4:08 PM
To: Mike Ai <mike@afriat.com>; Aaron Green <aaron@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>
Subject: Re: FW: Barry Building, Historic-Cultural Monument #887

Hi Mike,

Could we do later in the day on Wednesday (4:00pm) or on Thursday (1:00pm)?

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
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On Mon, Sep 9, 2024 at 3:55 PM Mike Ai <mike@afriat.com> wrote:

Hi Jeff and Sean,

I hope you both had a great weekend. I wanted to reach out to see if you two had some time in the coming days to do a debrief on the CHC hearing. CHC did not go the way we wanted unfortunately but we're hoping to still be able to move forward. Do you have some availability tomorrow or Wednesday?

Aaron and I are free tomorrow anytime from 10:30 am – 11:30 am or Wednesday (9/11) anytime from 9:30 am – 11 am. If those times don't work, please feel to propose some other options that work for you both.

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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From: Sean Silva <sean.silva@lacity.org>
Sent: Wednesday, September 4, 2024 3:31 PM
To: Mike Ai <mike@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Aaron Green <aaron@afriat.com>
Subject: Re: FW: Barry Building, Historic-Cultural Monument #887

Thank you! We will see you tomorrow.

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |



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On Wed, Sep 4, 2024 at 9:52 AM Mike Ai <mike@afriat.com> wrote:

Hi Sean and Jeff,

I wanted to follow up our call yesterday about tomorrow's Cultural Heritage Commission meeting at 10 am. Jeff – One of the things you mentioned was seeing the draft statement of overriding consideration. Attached is a draft statement of overriding consideration. I'm also attaching Alston and Bird's letter submitted that is a part of the agenda packet.

Lastly, for your reference, attached is the presentation that our counsel, Ed Casey, and Aaron Green will co-present to CHC. Just wanted to make sure you had this in advance. Let me know if you need anything else.

Thanks,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

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Mike@Afriat.com



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From: Sean Silva <sean.silva@lacity.org>
Sent: Thursday, August 29, 2024 11:34 AM
To: Mike Ai <mike@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Aaron Green <aaron@afriat.com>
Subject: Re: FW: Barry Building, Historic-Cultural Monument #887

Thanks -- have a great weekend.

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park * 11th District
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On Thu, Aug 29, 2024 at 11:33 AM Mike Ai <mike@afriat.com> wrote:

Thank you Sean and Jeff. I just updated the calendar invite. The zoom details will stay the same.

Topic: Check in re: Barry Building/Cultural Heritage Commission

Time: Sep 3, 2024 11:30 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82876565607?pwd=Suv3GRDGILO7RBp49PPoQZZYQGJQQj.1>

Meeting ID: 828 7656 5607

Passcode: 352935

One tap mobile

+16699006833,,82876565607#,,,*352935# US (San Jose)

+16694449171,,82876565607#,,,*352935# US

Mike Ai

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From: Sean Silva <sean.silva@lacity.org>
Sent: Thursday, August 29, 2024 11:30 AM
To: Mike Ai <mike@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Aaron Green <aaron@afriat.com>
Subject: Re: FW: Barry Building, Historic-Cultural Monument #887

Confirming 11:30am on Tuesday the 3rd at 11:30am? No objections on our end.

Thank you,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
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(310) 568-8772 TEL |
   

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On Thu, Aug 29, 2024 at 10:29 AM Mike Ai <mike@afriat.com> wrote:

Hi Sean,

Would it be possible to push back our meeting a half hour? An unexpected conflict popped up. If not, we are happy to keep the same time.

Thanks,

Mike Ai

Senior Director of Public Affairs

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Mike@Afriat.com



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From: Sean Silva <sean.silva@lacity.org>
Sent: Wednesday, August 28, 2024 10:56 AM
To: Mike Ai <mike@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Aaron Green <aaron@afriat.com>
Subject: Re: FW: Barry Building, Historic-Cultural Monument #887

Thanks, looking forward to it.

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
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Four small social media icons: Facebook, Twitter, Instagram, and YouTube.

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On Wed, Aug 28, 2024 at 10:55 AM Mike Ai <mike@afriat.com> wrote:

Let's do Tuesday 9/3 at 11 am. I just sent around a Zoom calendar invite. Zoom details also below for your reference.

Topic: Check in re: Barry Building/Cultural Heritage Commission

Time: Sep 3, 2024 11:00 AM Pacific Time (US and Canada)

[Join Zoom Meeting](#)

<https://us06web.zoom.us/j/82876565607?pwd=Suv3GRDGILO7RBp49PPoQZZYQGJQQj.1>

Meeting ID: 828 7656 5607

Passcode: 352935

One tap mobile

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+16694449171,,82876565607#,,,*352935# US

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From: Sean Silva <sean.silva@lacity.org>

Sent: Wednesday, August 28, 2024 10:34 AM

To: Mike Ai <mike@afriat.com>

Cc: Jeff Khau <Jeff.khau@lacity.org>; Aaron Green <aaron@afriat.com>

Subject: Re: FW: Barry Building, Historic-Cultural Monument #887

Hi Mike,

No worries. I had initially posed 1:00pm - 1:30pm today but Jeff will now be unavailable at that time. We can make 3:00pm - 4:00pm today or tomorrow from 11:00am - 12:00pm noon in addition to 11:00am - 11:30am on Tuesday.

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
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(310) 568-8772 TEL |



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On Wed, Aug 28, 2024 at 10:29 AM Mike Ai <mike@afriat.com> wrote:

Hi Sean,

I just wanted to check in to see if we can nail down a time to chat. Would today work for you? Aaron and I are both available today anytime from 1pm – 2pm. If not, Aaron and I are available Tuesday 9/3 anytime from 11 am – 1 pm or 2pm – 5pm.

Thanks,

Mike Ai

Senior Director of Public Affairs

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From: Mike Ai
Sent: Monday, August 26, 2024 3:42 PM
To: Sean Silva <sean.silva@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Aaron Green <aaron@afriat.com>
Subject: RE: FW: Barry Building, Historic-Cultural Monument #887

Hi Sean,

Unfortunately, that time doesn't work on our end. Would anytime from 12 pm – 2 pm or anytime after 4pm work on Wednesday the 28th? If not, Thursday Aaron and I are available anytime from 9:30 am – 10 am.

Thanks,

Mike Ai

Senior Director of Public Affairs
The Afriat Consulting Group, Inc.
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Burbank, CA 91505
818.450.2774 direct
818.422.0828 mobile
Mike@Afriat.com



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From: Sean Silva <sean.silva@lacity.org>
Sent: Monday, August 26, 2024 3:39 PM
To: Mike Ai <mike@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>; Aaron Green <aaron@afriat.com>
Subject: Re: FW: Barry Building, Historic-Cultural Monument #887

Hi Mike,

Can you accommodate a 2:30pm - 3:00pm meeting on Wednesday the 28th?

Thanks,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |



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On Mon, Aug 26, 2024 at 3:26 PM Mike Ai <mike@afriat.com> wrote:

Hi Jeff and Sean,

Please see the Cultural Heritage Commission meeting notification related to the demolition permit for the Barry Building. The meeting is scheduled for Thursday, September 5, 2024 at 10:00am. It will be a hybrid meeting held both in person in Los Angeles City Hall, Room 1010, 200 North Spring Street, Los Angeles, CA 90012 and online via Zoom.

Do the both of you have time to check in sometime tomorrow or Wednesday to check in about the hearing? Attached is the agenda.

Thanks,

Mike Ai

Senior Director of Public Affairs
The Afriat Consulting Group, Inc.
4107 Magnolia Boulevard
Burbank, CA 91505

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Mike@Afriat.com



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From: Melissa Jones <melissa.jones@lacity.org>

Sent: Monday, August 26, 2024 1:16 PM

Cc: Planning CHC <chc@lacity.org>; Lambert Giessinger <lambert.giessinger@lacity.org>

Subject: Barry Building, Historic-Cultural Monument #887

You are receiving this email because you previously expressed interest in the proposed project to demolish the Barry Building, Historic-Cultural Monument #887, located at 11973-11975 W. San Vicente Boulevard under case numbers CHC-2007-1585-HCM and ENV-2019-6645-EIR.

The next public hearing involving this proposed project is scheduled before the Cultural Heritage Commission on Thursday, September 5, 2024 at 10:00am. It will be a [hybrid meeting](#) held both in person in **Los Angeles City Hall, Room 1010, 200 North Spring Street, Los Angeles, CA 90012** and [online via Zoom](#).

The agenda containing a link to the staff recommendation report is available online here: <http://planning.lacity.gov/dcpapi/meetings/document/77333>.

Information for accessing the meeting remotely via Zoom is available on the agenda.

Members of the public who wish to provide comments at the meeting are able to attend in person or via Zoom. Speakers are typically given 1 minute to comment. Those attending in person will need to submit a speaker card to the Commission Office staff ahead of the item being called. Those attending via Zoom will use the raise hand feature at the appropriate time to be called upon to unmute and make their comment.

Written comments addressed to the Cultural Heritage Commission can be submitted to the Commission Office at chc@lacity.org.

Submission procedures for the Commission can be found online here: https://planning.lacity.org/odocument/ee0ea0cc-6f40-4b0e-aa8c-d0361b0d24e4/ROP_CHC.pdf. To accommodate the hybrid meeting format, they have been revised. Please see the meeting agenda and below:

Initial Submissions not limited as to volume must be received by the Commission Secretary no later than by 4:00 p.m. on the Thursday prior to the week of the Commission meeting. Materials are to be delivered electronically to chc@lacity.org.

Secondary Submissions in response to a Staff Recommendation Report or additional comments must be received electronically no later than 24-hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to chc@lacity.org. Photographs do not count toward the page limitation.

Day of Hearing Submissions within 24 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs. Day of Hearing Submissions are to be submitted electronically to chc@lacity.org and 12 hard copies must be submitted at the in-person meeting in order to be accepted. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission at the meeting.

Thank you.

Best regards,

Melissa



Melissa Jones

Pronouns: She, Her, Hers

LOS ANGELES
CITY PLANNING

City Planner

Los Angeles City Planning

Office of Historic Resources

221 North Figueroa Street, Suite 1350

Los Angeles, CA 90012

T: (213) 847-3679 | Planning4LA.org



Communication from Public

Name:

Date Submitted: 02/16/2026 08:36 AM

Council File No: 25-1518

Comments for Public Posting: Please add document "Upload 3" to Council File 25-1518



Sean Silva <sean.silva@lacity.org>

Case No. ENV-2019-6645-EIR

2 messages

Joanna Pitt <joannapitt1@yahoo.com>

Wed, Oct 16, 2024 at 1:21 PM

To: Osama.younan@lacity.org

Cc: traci.park@lacity.org, jeff.khau@lacity.org, sean.silva@lacity.org, info@southbrentwood.org

Regarding the Barry Building, I do NOT support demolition. While that might be the easy way out, this is a landmark building and deserves to be brought back to code and utilized by local businesses for the local community.

I do not support the owners for the egregious behavior of letting this building rot by running the clock. There are no homeless people living there, there is no dangerous activity happening.

The city should take over the building by eminent domain and turn it into a library, community center, on some other not-for-profit use.

I am resident of Brentwood since 1977 and hope to see the Barry Building return to original landmark status.

Sincerely,
Joanna Pitt

Sean Silva <sean.silva@lacity.org>

Wed, Oct 16, 2024 at 2:23 PM

To: Joanna Pitt <joannapitt1@yahoo.com>

Cc: Osama.younan@lacity.org, traci.park@lacity.org, jeff.khau@lacity.org, info@southbrentwood.org

Good afternoon Joanna,

Thanks for your email -- it is noted and received, and we will pass along your sentiments to the Councilwoman.

All the best,
Sean

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |
   

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[Quoted text hidden]



Sean Silva <sean.silva@lacity.org>

CHC Barry Building Recommendation Letter CHC-2007-1585-HCM

1 message

Marcos Godoy <marcos.godoy@lacity.org>
Bcc: sean.silva@lacity.org

Wed, Sep 18, 2024 at 11:57 AM

Good Morning,

Please see the attached letter for the above mentioned case.
If you have any questions or concerns, please contact:

Denise Otero
Commission Executive Assistant
denise.oter@lacity.org

Best Regards,

 CHC-2007-1585 Barry Building.pdf



Marcos Godoy
Commission Office
Los Angeles City Planning
200 N. Spring St., Room 272
Los Angeles, CA 90012
T: (213) 978-1300 | Planning4LA.org





Sean Silva <sean.silva@lacity.org>

Check in re: Barry Building/Cultural Heritage Commission

1 message

Mike Ai <mike@afriat.com>

Thu, Aug 29, 2024 at 11:32 AM

To: Sean Silva <sean.silva@lacity.org>, Aaron Green <aaron@afriat.com>, Jeff Khau <Jeff.khau@lacity.org>

Aaron Green is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/82876565607?pwd=Suv3GRDGILO7RBp49PPoQZZYQGJQQj.1>

Meeting ID: 828 7656 5607

Passcode: 352935

One tap mobile

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+16694449171,,82876565607#,,,*352935# US

Dial by your location

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* +1 669 444 9171 US
* +1 253 215 8782 US (Tacoma)
* +1 346 248 7799 US (Houston)
* +1 719 359 4580 US
* +1 253 205 0468 US
* +1 301 715 8592 US (Washington DC)
* +1 305 224 1968 US
* +1 309 205 3325 US
* +1 312 626 6799 US (Chicago)
* +1 360 209 5623 US
* +1 386 347 5053 US
* +1 507 473 4847 US
* +1 564 217 2000 US
* +1 646 931 3860 US
* +1 689 278 1000 US
* +1 929 205 6099 US (New York)

Meeting ID: 828 7656 5607

Passcode: 352935

Find your local number: <https://us06web.zoom.us/u/kdZnNpeWg>

 [invite.ics](#)
4K



Sean Silva <sean.silva@lacity.org>

Demolition Permit Application for The Barry Building

1 message

Andrew Salimian <asalimian@laconservancy.org>

Thu, Oct 3, 2024 at 3:45 PM

To: "faruk.sezer@lacity.org" <faruk.sezer@lacity.org>

Cc: Adrian Fine <afine@laconservancy.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, Jeff Khau

<Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>, "osama.younan@lacity.org" <osama.younan@lacity.org>, Ken Bernstein

<ken.bernstein@lacity.org>

To Faruk Sezer,

On behalf of the Los Angeles Conservancy, I urge that the Department of Building and Safety (DBS) to follow the Cultural Heritage Commission's recommendation to not issue a Statement of Overriding Considerations (SOC) for the proposed demolition of the historic Barry Building at [11973-11975 San Vicente Blvd](https://www.google.com/search?q=11973-11975+San+Vicente+Blvd).

Please see the attached letter better explaining our position in more detail. We do appreciate LADBS' thoughtfulness in handling this novel case, and hope the right outcome can be reached. If you have any questions for us, feel free to reach out directly to me.

Andrew Salimian

Director of Advocacy

Los Angeles Conservancy

(213) 430-4203 | asalimian@laconservancy.org

Pronouns: He/Him

laconservancy.org

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Membership starts at just \$40

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 [Barry_Building_Letter_to_LADBS-LAC.pdf](#)
345K



Sean Silva <sean.silva@lacity.org>

FW: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

2 messages

Mike Ai <mike@afriat.com>
To: Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>
Cc: Aaron Green <aaron@afriat.com>

Wed, Apr 10, 2024 at 10:58 AM

Hi Sean,

Jeff asked that I put this on your radar since he's going to be out on vacation. This is related to the [11973-11975 West San Vicente Boulevard \(Barry Building\)](#). We need LADBS's letter before we can be scheduled to go to Cultural Heritage Commission (CHC).

Please see thread to Frank Lara. Hoping you all can nudge Frank so we can get some movement on scheduling this with CHC.

Thanks,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

[4107 Magnolia Boulevard](#)

[Burbank, CA 91505](#)

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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From: Mike Ai [mailto:mike@afriat.com]
Sent: Wednesday, April 10, 2024 10:53 AM
To: 'Aaron Green'; 'Frank Lara'

Cc: 'Veronica Lopez'; 'Hector Buitrago'; 'Faruk Sezer'; Jeff Khau
Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Frank,

I hope you are doing well. I am following up on behalf of my boss Aaron Green who has been reaching out to you regarding the LADBS certification letter for 11973-11975 West San Vicente Boulevard. Jeff Khau, Planning Deputy for Council District 11, asked for an update on the status of the letter so I am including him on the thread. Would you be able to provide us with an idea of when LADBS's letter will be ready?

Thank you,

Mike Ai

Senior Director of Public Affairs

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From: Aaron Green [<mailto:aaron@afriat.com>]
Sent: Wednesday, March 27, 2024 10:24 AM
To: 'Frank Lara'; 'Mike Ai'
Cc: 'Veronica Lopez'; 'Hector Buitrago'; 'Faruk Sezer'
Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Good morning Frank – Thanks for following up with us so quickly.

It's our hope to meet virtually with you or the appropriate member of your team to talk through some of the findings for the statement of overriding consideration, and other related issues. This is a pretty unique circumstance, both in terms of LADBS to be

the department considering certification, as well as the fact that it's an HCM, and as such we would be grateful for your team's time on this so that we can share with you some results of the work our client's team has done over the last several years on this project.

My best and my thanks for your consideration.

Aaron

Aaron Green

President

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

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818.422.8124 C

aaron@afriat.com



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From: Frank Lara [<mailto:frank.lara@lacity.org>]

Sent: Tuesday, March 26, 2024 7:36 AM

To: Mike Ai

Cc: Aaron Green; Veronica Lopez; Hector Buitrago; Faruk Sezer

Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Mike,

Yes, LADBS has just recently received the letter as well.

We are in the process of reviewing the information and recommendations in the letter and will also determine what public outreach is appropriate for LADBS for consideration of the certification.

Your request to provide information is noted and LADBS will take the appropriate action in that regard.

Thanks and feel free to check in as you see appropriate.

On Thu, Mar 21, 2024 at 12:02 PM Mike Ai <mike@afriat.com> wrote:

Hi Frank,

Thanks for all your help in reaching out to Planning. Attached is the transmittal letter from Planning to LADBS for the proposed demolition of the Barry Building, 11973 San Vicente Blvd transmitted today March 21, 2024.

We would love an opportunity to meet to discuss the certification and demolition permit. Please let me know if you are available to meet in the next coming weeks.

Thank you,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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From: Frank Lara [mailto:frank.lara@lacity.org]

Sent: Wednesday, March 13, 2024 12:56 PM

To: Mike Ai

Cc: Aaron Green; Veronica Lopez; Hector Buitrago

Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Mike,

We checked in recently and were told that "there was no update since the last time we corresponded". We will check in again in a few weeks.

On Wed, Mar 13, 2024 at 11:44 AM Mike Ai <mike@afriat.com> wrote:

Hi Frank,

I wanted to circle back on the transmittal letter from Planning to LADBS. We have been following up with Melina Zasadzien from Planning to ask that Planning transmit the letter to you all but have not been getting a response. Would it be possible for you to reach out to Melina to ask for the letter? Her contact is below.

Milena Zasadzien <milena.zasadzien@lacity.org>

Thanks,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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From: Mike Ai [mailto:mike@afriat.com]
Sent: Monday, January 15, 2024 3:11 PM
To: 'Frank Lara'
Cc: 'Aaron Green'; 'Veronica Lopez'; 'Hector Buitrago'
Subject: RE: Regarding [11973-11975 West San Vicente Boulevard \(Barry Building\)](https://www.lacity.org/11973-11975-West-San-Vicente-Boulevard-(Barry-Building))

Hi Frank,

Thanks for the response. I will follow up after the certification letter comes though. If you have any questions in the meantime, please don't hesitate to reach out.

Thanks so much,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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From: Frank Lara [<mailto:frank.lara@lacity.org>]

Sent: Friday, January 12, 2024 4:35 PM

To: Mike Ai

Cc: Aaron Green; Veronica Lopez; Hector Buitrago

Subject: Re: Regarding [11973-11975 West San Vicente Boulevard \(Barry Building\)](https://www.lacity.org/11973-11975-West-San-Vicente-Boulevard-(Barry-Building))

Hi Mike,

We prefer to see what Planning sends so we can determine if a meeting is appropriate at this time.

Feel free to check in a couple of weeks so I can provide you with more information.

Thanks

On Wed, Jan 10, 2024 at 11:30 AM Mike Ai <mike@afriat.com> wrote:

Hi Frank,

I am reaching out on behalf of Aaron Green, who is out sick. Our team learned that the certification letter from Planning certifying the EIR is expected to be released to LADBS in the next two weeks.

In preparation for the certification letter, our team wanted to inquire if you had some time to discuss next steps for the project. Linked below is a folder that contains several cost analysis reports related to the Barry Building. Our team would love the opportunity to brief you on these items.

11973-11975 West San Vicente Boulevard (Barry Building) - Cost Analysis Documents

Please let us know if you have some time in the next coming weeks.

Sincerely,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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From: Aaron Green [mailto:aaron@afriat.com]
Sent: Monday, November 13, 2023 1:40 PM
To: 'Frank Lara'
Cc: mike@afriat.com; 'Veronica Lopez'
Subject: RE: Regarding [11973-11975 West San Vicente Boulevard \(Barry Building\)](https://www.dropbox.com/sh/11973-11975_wsvb?dl=0)

Good afternoon Frank. I hope this finds you well.

I just wanted to reach out about this and see if your office is a little farther along and there might be a good time in the coming weeks for us to have a discussion about this? As a friendly reminder, I represent the applicant/property owner.

My best.

Aaron

From: Frank Lara [mailto:frank.lara@lacity.org]
Sent: Wednesday, October 18, 2023 10:44 AM
To: Aaron Green
Cc: mike@afriat.com; Veronica Lopez
Subject: Re: Regarding [11973-11975 West San Vicente Boulevard](#) (Barry Building)

Hi Aaron,

We are still working on that process to address our responsibility related to the FEIR. Once that is complete, we will be better prepared to reply to outreach requests such as yours.

Sorry for the delay and feel free to check in as you feel appropriate, thanks.

On Mon, Oct 16, 2023 at 9:23 AM Aaron Green <aaron@afriat.com> wrote:

Moving Osama to BCC to spare his inbox...

Hi Frank – I hope you're well and that you had an enjoyable weekend.

I'm not sure if you or your team have had a chance to take a look at this matter yet, but I'm wondering if you'd be open to having a discussion with me and our CEQA counsel about this so that we can brief you on the background of this and my conversations with the Council Office, as I know this is not a typical situation.

Thanks and my best.

Aaron

From: Aaron Green [mailto:aaron@afriat.com]
Sent: Tuesday, September 26, 2023 9:42 AM
To: 'Osama Younan'
Cc: 'Frank Lara'; mike@afriat.com'
Subject: RE: Regarding [11973-11975 West San Vicente Boulevard](#) (Barry Building)

Hi Osama – Thanks for letting me know.

My best, as always.

Aaron

From: Osama Younan [<mailto:osama.younan@lacity.org>]
Sent: Monday, September 25, 2023 9:24 PM
To: Aaron Green
Cc: Frank Lara; mike@afriat.com
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Aaron,

I will defer to Frak regarding this matter.

Thanks!

On Mon, Sep 25, 2023 at 2:43 PM Aaron Green <aaron@afriat.com> wrote:

Good afternoon Osama and Frank –

I hope this finds you both well.

I'm reaching out because my firm represents the property owner of the site referenced above, in Brentwood. It's my understanding that your office has recently discussed this matter with Planning, in particular as it relates to the demolition permit and the recently circulated FEIR for the demolition permit. My office has been working with CD11 and the community on this matter and it is my hope that either or both of you might be open to having a discussion with me and our client's CEQA counsel so that we could brief you on the background and details of our application and the FEIR.

If either of you are open to having that conversation, please let me know what might be a convenient time to connect.

My sincere thanks, as always, for your time and consideration.

Aaron

Aaron Green

President

The Afriat Consulting Group, Inc.

<4107 Magnolia Boulevard>

Burbank, CA 91505

818.450.2779 O

818.422.8124 C

aaron@afriat.com

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Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies

Los Angeles Dept. of Building & Safety

201 N. Figueroa St., Suite 1080

Los Angeles, CA 90012

(213) 482-6805 main

(213) 482-0447 direct

E-mail: frank.lara@lacity.org

 **DCP CEQA Cert recommendation to DBS_3 21 24_final.pdf**
212K

Thu, Apr 11, 2024 at 8:59 PM

Sean Silva <sean.silva@lacity.org>

To: Mike Ai <mike@afriat.com>

Cc: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Hi Mike,

I responded to an email regarding, I believe, the same request earlier today. Apologies that I could not get to this email yesterday.

Please let me know if you need anything further.

Thanks,
Sean

TRACI PARK
COUNCILWOMAN
LOS ANGELES CITY COUNCIL
11TH DISTRICT

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |



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[Quoted text hidden]



Sean Silva <sean.silva@lacity.org>

Fwd: Barry Building - CHC Hearing date 9/5 & recent letters

3 messages

Jeff Khau <Jeff.khau@lacity.org>
To: Sean Silva <sean.silva@lacity.org>

Thu, Jul 18, 2024 at 2:07 PM

FYI



Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his

Office of Councilwoman Traci Park * 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 TEL



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----- Forwarded message -----

From: Mike Ai <mike@afriat.com>
Date: Thu, Jul 18, 2024 at 10:59 AM
Subject: Barry Building - CHC Hearing date 9/5 & recent letters
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Aaron Green <aaron@afriat.com>

Hi Jeff,

I hope you are doing well. I just wanted to share a few Barry Building updates. We have received confirmation from Ken Bernstein, that the first City hearing will be before the **Cultural Heritage Commission (CHC)** on **September 5, 2024 at 10:00 AM**. The meeting will be a hybrid meeting so attendance can be in person or over Zoom. We are working to organize our supporters to have a strong turnout for the hearing. Please let us know if you all plan to send a representative to support the demolition.

I also wanted to share with you the most recent letters that were submitted regarding the Barry Building. Please find attached letters regarding from Alston & Bird. The first is a letter outlines why it is appropriate for CHC to recommend that DBS prepare a statement of overriding consideration and issue the demolition permit. The second letter is related to the Soft Story Retro Fit Time Extension Request.

Let me know if you have any questions,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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2 attachments

Letter to CHC re Barry Building_07.15.2024.pdf
360K

Soft-Story Retrofit Time Extension Request 07.17.24(1).pdf
630K

Mike Ai <mike@afriat.com>
To: Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>
Cc: Aaron Green <aaron@afriat.com>

Thu, Jul 18, 2024 at 2:28 PM

Sure thing. Will do.

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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From: Jeff Khau [mailto:Jeff.khau@lacity.org]
Sent: Thursday, July 18, 2024 2:08 PM
To: Mike Ai
Cc: Aaron Green
Subject: Re: Barry Building - CHC Hearing date 9/5 & recent letters

Thanks Mike! Please feel free to include Sean Silva in future correspondence regarding the Barry Building.



Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park * 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL
 

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[Quoted text hidden]

Mike Ai <mike@afriat.com>
To: Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>
Cc: Aaron Green <aaron@afriat.com>

Wed, Jul 24, 2024 at 10:34 AM

Hi Jeff and Sean,

I hope you both are doing well. Just wanted to make sure you knew the latest regarding the Barry Building. LADBS approved a time extension to comply with Phase 2 of the Soft-Story Ord to February 9, 2025. Attached is the signed off approval.

[Quoted text hidden]

 **LOG 14433 - 11973 W SAN VICENTE BLVD - MODIFICATION FOR EXTENSION TO PUL....pdf**
573K



Sean Silva <sean.silva@lacity.org>

Fwd: CHC-2007-1585-HCM : Save the Barry Building

2 messages

Jeff Khau <Jeff.khau@lacity.org>
To: Sean Silva <sean.silva@lacity.org>, Michael Amster <michael.amster@lacity.org>

Fri, Aug 30, 2024 at 1:18 PM



Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ★ 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL



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----- Forwarded message -----

From: Jay Ross <ross_jay@hotmail.com>
Date: Fri, Aug 30, 2024 at 10:06 AM
Subject: CHC-2007-1585-HCM : Save the Barry Building
To: chc@lacity.org <chc@lacity.org>, Michael Amster <michael.amster@lacity.org>, Jeff.Khau@LACity.org <Jeff.Khau@lacity.org>

To CD11 and CDC,

I support preservation of the Barry Building.

L.A.'s first steps in redevelopment are to demolish historic buildings and single-family houses.

This building can be renovated to preserve our beautiful historic past.

There are plenty of rundown commercial buildings elsewhere that this developer can buy and demolish to build something new.

From: L.A. Conservancy Action Alert <news@laconservancy.org>
Sent: Thursday, August 29, 2024 5:16 PM
To: Jay Ross <ross_jay@hotmail.com>
Subject: Save the Barry Building and Hollywood Boulevard's Historic District

[Click here](#) to view this message in a browser window.



Two Urgent Issues Need Your Support!

The Barry Building | Metro K-Line Northern Extension

Help Us Prevent the Unnecessary Demolition of the Barry Building, Historic-Cultural Monument #887



Now is the time to help stand up for Historic-Cultural Monuments (HCM), and the threatened Barry Building in Brentwood! Next week, on **Thursday, September 5**, the Los Angeles Cultural Heritage Commission will consider a proposal that calls for demolishing the designated Barry Building, and the City has the ability to deny this request. But we need your help!

Longtime owners seeking demolition for more than a decade and intentionally allowing the Barry Building to deteriorate now want the City to sign off on demolition for – nothing more than a vacant lot. There is no plan for development or a viable reason to demonstrate why this 1951 Modernist building cannot be preserved or adaptively reused.

As part of the required environmental review process, the owner is asking the City to adopt a Statement of Overriding Considerations (SOC), essentially saying demolition is justified despite the adverse impacts. We strongly disagree and we're not alone, including staff from the City's Office of Historic Resources. The **staff report** disputes the owner's claims about the feasibility of retrofitting the building and points a clear finger at the owner as the reason this beloved community landmark sits vacant.

We're asking you to tell the Cultural Heritage Commission to adopt the staff findings and certify the Environmental impact Report (EIR) but deny the SOC on September 5, 2024, at 10:00 a.m. [Agenda here](#).

HOW YOU CAN HELP:

ATTEND:

September 5, 2024, at 10:00 a.m.

Los Angeles City Hall, Room 1010 (tenth floor)
200 N. Spring Street
Los Angeles, CA 90012

VIRTUAL:

You may also access the meeting via Zoom: <https://planning-lacity-org.zoom.us/j/89715783204>

MEETING ID: 897 1578 3204

PASSCODE: 531988

SUBMIT COMMENTS:

Submit written comments online, including your name, email, and reference the case number, **CHC-2007-1585-HCM**. **Comments MUST be submitted by September 4th.**

[Click here to submit comments →](#)

EMAIL:

Contact the Los Angeles Cultural Heritage Commission and Councilmember Traci Park in support of the Barry Building.

- Cultural Heritage Commission Please cc Councilmember Traci Park at
at chc@lacity.org councilmember.park@lacity.org

Use the "Take Action" button below to email Cultural Heritage Commision and Councilmember Traci Park.

Thank you for your support!

[Take Action](#)



[Learn more about the Barry Building >>](#)

Hollywood Boulevard National Register Historic District at Risk due to Proposed Metro K-Line Extension

Proposed Alignments



The proposed Metro K-Line extension will create a new underground light rail from West Adams to Hollywood, with three possible routes under consideration and an option to extend the Hollywood Bowl. The Conservancy is concerned about the potential demolitions in Hollywood and West Hollywood as part of the project.

Four historic buildings in Hollywood are at risk in all three route options due to proposed stations and construction staging. These include:

- [6806 Hollywood Boulevard](#)
- [Rexall Drug Store, Lee Drug Company \(6800 Hollywood Boulevard\)](#)
- [Bank of America \(6780 Hollywood Boulevard\)](#)
- [Hollywood Theatre \(6766 Hollywood Boulevard\)](#)

All are contributors to the Hollywood Boulevard Commercial and Entertainment District, listed in the National Register in 1984. Additional demolition could compromise the district's integrity and its eligibility for the National Register.

We're asking Metro to identify and select a preservation-based approach in the Final Environmental Impact Report (EIR), which would preserve and adaptively reuse one of the targeted historic buildings as the proposed station entrance. We believe this is the most appropriate and sustainable preservation option and request a similar approach be identified for the Santa Palm Car Wash in West Hollywood.

We can achieve both preservation and transit goals. **Submit written comments to urge Metro to refine the project to respect Hollywood and West Hollywood's heritage by September 5th.**

HOW YOU CAN HELP:

MAIL:

Los Angeles Metro c/o Roger Martin
 Metro One Gateway Plaza, Mail Stop: 99-22-3
 Los Angeles, CA 90012

EMAIL:

Submit comments to klinenorth@metro.net and urge Metro to identify and select a preservation-based approach in the Final Environmental Impact Report (EIR) for both Hollywood and West Hollywood.

Use the "Take Action" button below to email L.A. Metro.

Thank you for your support!

[Take Action](#)



[Learn more about the K-Line Northern Extension >>](#)

Photo credits: Barry Building by Adrian Scott Fine/L.A. Conservancy, K-Line Proposed Extension via Metro Storymaps



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Sean Silva <sean.silva@lacity.org>
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Michael Amster <michael.amster@lacity.org>

Fri, Aug 30, 2024 at 1:34 PM

Hi Jeff,

Thank you, noted.

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison

Office of Councilwoman Traci Park * 11th District

WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045

(310) 568-8772 TEL |



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[Quoted text hidden]



Sean Silva <sean.silva@lacity.org>

Fwd: CW Speaking Notes for tmmw's SBRA meeting

2 messages

Jeff Khau <Jeff.khau@lacity.org>
To: Sean Silva <sean.silva@lacity.org>
Cc: Michael Amster <michael.amster@lacity.org>

Wed, Oct 23, 2024 at 3:16 PM

Hi Sean,

Can you come up with the talking points for Barry Building? Focus on next steps with a brief mention of what happened at CHC.



Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ★ 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL
 

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----- Forwarded message -----

From: **Michael Amster** <michael.amster@lacity.org>
Date: Wed, Oct 23, 2024 at 2:44 PM
Subject: CW Speaking Notes for tmmw's SBRA meeting
To: Star Parsamyan <star.parsamyan@lacity.org>, Jacob Burman <jacob.burman@lacity.org>, Kevin Brunke <kevin.brunke@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, Juan Fregoso <juan.fregoso@lacity.org>, David Cano <david.cano@lacity.org>
Cc: William Ayala <wiliam.ayala@lacity.org>

Hello All,

Attached are draft speaking notes for CW's time with the South Brentwood Residents Association, tomorrow at 6:30pm. I could use some help in adding talking points for the following subjects: 1) work to prepare for the Olympics, 2) Barry Building's failed application to demo, and 3) preparing for negative impacts around VA ruling.



10.24_SBRA Annual Meeting

Sincerely,

--



Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades /

West Los Angeles

he/him/his

Office of Councilwoman Traci Park * 11th District

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772



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Wed, Oct 23, 2024 at 4:02 PM

Sean Silva <sean.silva@lacity.org>
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Michael Amster <michael.amster@lacity.org>

You got it.

Michael, I'll provide some bullets within your briefing document.

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison

Office of Councilwoman Traci Park * 11th District

WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045

(310) 568-8772 TEL |



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[Quoted text hidden]



Jacob Burman <jacob.burman@lacity.org>

Hazmat Staging Site

Jeff Khau <Jeff.khau@lacity.org>
To: Jacob Burman <jacob.burman@lacity.org>

Mon, Mar 10, 2025 at 2:38 PM



Jeff Khau, AICP | Planning & Transportation Deputy
Office of Councilwoman Traci Park ★ 11th District
LA CITY HALL: 200 N. Spring Street, Rm 410, LA, CA 90012
(213) 887-5644 TEL | 11th District Website

SIGN UP for the Better11 Newsletter!



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----- Forwarded message -----

From: [Amy Benson <amy.benson@lacity.org>](mailto:amy.benson@lacity.org)
Date: Fri, Jan 31, 2025 at 9:48 PM
Subject: Re: Hazmat Staging Site
To: [Kevin Brunke <kevin.brunke@lacity.org>](mailto:kevin.brunke@lacity.org)
Cc: [Jeff Khau <Jeff.khau@lacity.org>](mailto:Jeff.khau@lacity.org)

Thanks for the info.

On Fri, Jan 31, 2025 at 7:35 PM Kevin Brunke <kevin.brunke@lacity.org> wrote:
| Hi Amy, Will Rogers is not being utilized for this purpose.

On Fri, Jan 31, 2025 at 8:04 AM Amy Benson <amy.benson@lacity.org> wrote:
| Hi Jeff and Kevin,
| Please advise if the Will Rogers State Beach parking lot is being used for hazmat staging after all.

LADWP is looking for space to set up a water distribution location where residents can drive through and pick up cases of drinking water.
They are using the library parking location that was burned, but it is not a drive through..... not enough space.

Thanks

On Fri, Jan 17, 2025 at 11:25 AM Jeff Khau <Jeff.khau@lacity.org> wrote:
| The meeting will be at 2 pm. My apologies.



Jeff Khau, AICP | Planning & Transportation Deputy
Office of Councilwoman Traci Park * 11th District
LA CITY HALL: 200 N. Spring Street, Rm 410, LA, CA 90012
(213) 887-5644 TEL | 11th District Website
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On Fri, Jan 17, 2025 at 11:17 AM Jeff Khau <Jeff.khau@lacity.org> wrote:
Hello all,



Jeff Khau, AICP | Planning & Transportation Deputy
Office of Councilwoman Traci Park * 11th District
LA CITY HALL: 200 N. Spring Street, Rm 410, LA, CA 90012
(213) 887-5644 TEL | 11th District Website
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On Fri, Jan 17, 2025 at 11:00 AM Renee (Cecelia) Shackelford <renee.shackelford@lacity.org> wrote:
1pm and after



Much Appreciated,

Renee Shackelford

Community Services Group

City Council Liaison for Council Districts 8,10, 11 & 15

213.590.8561 C / 213.485.2961 F

Renee.Shackelford@lacity.org



www.lacitysan.org

www.facebook.com/lacitysan
www.twitter.com/lacitysan

"Go the extra mile, there's no one on it." – Grant Cardone

On Thu, Jan 16, 2025 at 8:48 PM Kevin Brunke <kevin.brunke@lacity.org> wrote:

+Joel Williams (DBS)

CD11 has time at 11am, 1pm, 2pm and 3pm. Please let us know if any of these times work. Thanks all.

Kevin

On Thu, Jan 16, 2025 at 6:15 PM Lisa Webber <lisa.webber@lacity.org> wrote:

Hi Jeff - I just spoke with Craig and I have asked our GIS team to search for suitable sites.

We will be looking for sites in the Palisades area that are not in the coastal zone with the parameters you listed above.

Thank you,
Lisa

On Thu, Jan 16, 2025 at 4:44 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi everyone,

Our office is coordinating a call to discuss potential sites for hazmat staging and would like to include representatives from LASAN, Planning, GSD, and CLA in the conversation.

The site criteria include:

- A minimum of 5 acres
- Flat topography
- Easy ingress and egress
- Availability for at least 9 months

We're aiming to hold this discussion tomorrow (Friday), if schedules permit. Please let me know your availability, and I'll send out a meeting invite accordingly.

If there is someone else from your department who should be included, please let me know so I can extend the invitation.

Looking forward to your response.



Jeff Khau, AICP | Planning & Transportation Deputy

Office of Councilwoman Traci Park • 11th District

LA CITY HALL: 200 N. Spring Street, Rm 410, LA, CA 90012

(213) 887-5644 TEL | 11th District Website

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--



Lisa M. Webber, AICP
 Deputy Director
Los Angeles City Planning
 200 N. Spring St., Room 525
 Los Angeles, CA 90012
Planning4LA.org
 T: (213) 978-1274 | C: (213) 200-4382
 E: lisa.webber@lacity.org



Kevin Brunke | Senior Legislative Deputy
Office of Councilwoman Traci Park ★ 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
 (213) 473-7011 TEL | (213) 887-5863 CELL



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E. Amy Benson

Director, Real Estate Services Division
Department of General Services
 Office: (213) 922-8501
 Mobile: (213) 798-0445
 Email: amy.benson@lacity.org
www.lacity.org
[Click here to logon to the AMS](#)



Kevin Brunke | Senior Legislative Deputy
Office of Councilwoman Traci Park ★ 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
 (213) 473-7011 TEL | (213) 887-5863 CELL



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E. Amy Benson

Director, Real Estate Services Division
Department of General Services
 Office: (213) 922-8501

6/12/25, 10:31 AM

City of Los Angeles Mail - Hazmat Staging Site

Mobile:(213) 798-0445
Email: amy.benson@lacity.org
www.lacity.org
[Click here to logon to the AMS](#)

Communication from Public

Name:

Date Submitted: 02/16/2026 08:37 AM

Council File No: 25-1518

Comments for Public Posting: Please add document "Upload 4" to Council File 25-1518



Sean Silva <sean.silva@lacity.org>

Invitation: CD 11 - Barry Building @ Tue Nov 5, 2024 10:30am - 11am (PST) (Sean Silva)

1 message

Jeff Khau <jeff.khau@lacity.org>

Thu, Oct 31, 2024 at 1:53 PM

Reply-To: Jeff Khau <jeff.khau@lacity.org>

To: Sean Silva <sean.silva@lacity.org>, thelma.waxman@gmail.com

[Join with Google Meet](#)

Meeting link

meet.google.com/axq-tswt-pxu

Join by phone

(US) [+1 970-591-3804](tel:+19705913804)

PIN: 710409218

[More phone numbers](#)

When

Tuesday Nov 5, 2024 · 10:30am – 11am (Pacific Time - Los Angeles)

Guests

Jeff Khau - organizer

Sean Silva

thelma.waxman@gmail.com

[View all guest info](#)

Reply for sean.silva@lacity.org

[Yes](#)

[No](#)

[Maybe](#)

[More options](#)

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Sean Silva <sean.silva@lacity.org>

Meeting Request Regarding the Barry Building

12 messages

Aaron Green <aaron@afriat.com>

Wed, Oct 9, 2024 at 11:43 AM

To: "Osama Younan (osama.younan@lacity.org)" <osama.younan@lacity.org>

Cc: "binh.phan@lacity.org" <binh.phan@lacity.org>, Faruk Sezer <faruk.sezer@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>, Mike Ai <mike@afriat.com>

Hi Osama – It's been a little while. I hope this finds you well.

I'm hoping I can find some time on your calendar in the near future to discuss a matter I'm working on, which is the proposed demolition of the Barry Building (11973 San Vicente) in Brentwood. The short background here, in case you're unfamiliar with the matter, is that our client owns this site, which is an HCM, and has had an application pending for a number of years for a demolition permit. Unlike most other instances where HCMs are proposed for demolition, there is no new project proposed here by our client. However, the property is also subject to the Soft Story Retrofit Ordinance and our client is simply trying to comply with the ordinance through demolition, which is allowed within the code. We have pretty robust support for the demolition and CD11 (whom I've CC'd here) are also in support of the demolition permit.

An EIR has been prepared for the demolition permit and a decision on the certification of the EIR, adoption of a statement of overriding consideration and the issuance of the demolition permit is now pending with your team. Given the uncommon nature of this matter and the fact that DBS is being asked to take the lead on the CEQA here, it's my hope that I can come in, along with one or two other members of the project team, to brief you on this in person. I've CC'd a few of the folks on your team who are working on this for their awareness.

Thank you very much for your consideration and I hope to connect soon.

Aaron

Aaron Green

President

The Afriat Consulting Group, Inc.

[4107 Magnolia Boulevard](#)

[Burbank, CA 91505](#)

818.450.2779 O

818.422.8124 C

aaron@afriat.com



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Wed, Oct 9, 2024 at 11:52 AM

Sean Silva <sean.silva@lacity.org>

To: Star Parsamyan <star.parsamyan@lacity.org>, Kevin Brunke <kevin.brunke@lacity.org>

Cc: Jeff Khau <Jeff.khau@lacity.org>

FYI

Let me know if you want to discuss.

Thanks,
Sean

TRACI PARK
COUNCILWOMAN
LOS ANGELES CITY COUNCIL
11TH DISTRICT

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |


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[Quoted text hidden]

Wed, Oct 9, 2024 at 12:59 PM

Osama Younan <osama.younan@lacity.org>

To: Aaron Green <aaron@afriat.com>

Cc: "binh.phan@lacity.org" <binh.phan@lacity.org>, Faruk Sezer <faruk.sezer@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>, Mike Ai <mike@afriat.com>

Hi Aaron,

Thank you for your email. Do you have the permit application number?

[Quoted text hidden]

--
Osama Younan, PE
General Manager
Los Angeles Department of Building and Safety
201 N. Figueroa St Suite 1000
Los Angeles, CA 90012

*Office (213) 482-6800
www.ladbs.org*

Wed, Oct 9, 2024 at 1:54 PM

Aaron Green <aaron@afriat.com>

To: Osama Younan <osama.younan@lacity.org>

Cc: "binh.phan@lacity.org" <binh.phan@lacity.org>, Faruk Sezer <faruk.sezer@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>, Mike Ai <mike@afriat.com>

Hi Osama – Thanks for getting back to me so quickly.

The plan check number is B19LA2375 and the permit application number is 19019-10000-05593. Please note that, due to the time it's taking to process the environmental and other components of this permit, a request for an extension of the plan check was submitted yesterday, which is attached for your reference.

My best.

Aaron

[Quoted text hidden]

 **Justification for Demolition Plan Check No. BL19LA2375 for 11973 W San Vicente Blvd 10.07.24(44988133.2).pdf**
1074K

Osama Younan <osama.younan@lacity.org>

Thu, Oct 10, 2024 at 7:42 AM

To: Aaron Green <aaron@afriat.com>

Cc: "binh.phan@lacity.org" <binh.phan@lacity.org>, Faruk Sezer <faruk.sezer@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>, Mike Ai <mike@afriat.com>

Hi Aaron,

Faruk Sezer has been the lead on this matter and is working on it. Faruk will notify the applicant when it is completed. Faruk is working very closely with the City Attorney's Office.

Thanks!

Osama Younan, PE
General Manager
Los Angeles Department of Building and Safety
201 N. Figueroa St Suite 1000
Los Angeles, CA 90012

Office (213) 482-6800
www.ladbs.org

[Quoted text hidden]

Aaron Green <aaron@afriat.com>

Thu, Oct 10, 2024 at 9:58 AM

To: Osama Younan <osama.younan@lacity.org>

Cc: "binh.phan@lacity.org" <binh.phan@lacity.org>, Faruk Sezer <faruk.sezer@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>, Mike Ai <mike@afriat.com>

Hi Osama – Thank you very much. We greatly appreciate the Department's time and attention to this matter.

Hi Faruk – If there's anything that we as the applicant team can do to be of assistance while you're working through this, please just let me know.

My best to everyone.

[Quoted text hidden]

Aaron Green <aaron@afriat.com>

Wed, Apr 16, 2025 at 10:30 AM

To: Osama Younan <osama.younan@lacity.org>

Cc: "binh.phan@lacity.org" <binh.phan@lacity.org>, Faruk Sezer <faruk.sezer@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>, Mike Ai <mike@afriat.com>, "craig.bullock@lacity.org" <craig.bullock@lacity.org>

Good morning Faruk and Binh – I hope this finds you both well.

It's my understanding that City Planning and the City Attorney's Office have completed their work on this matter and that they sent it over to LADBS yesterday. I am hoping you might be able to advise as to what the Department's timing is for issuing the Statement of Overriding Consideration, certifying the EIR, and issuing the Demolition Permit?

Thanks for your time and assistance with this matter, and my best.

Aaron

From: Osama Younan <osama.younan@lacity.org>

Sent: Thursday, October 10, 2024 7:43 AM

[Quoted text hidden]

[Quoted text hidden]

Faruk Sezer <faruk.sezer@lacity.org>

Thu, Apr 17, 2025 at 8:20 PM

To: Aaron Green <aaron@afriat.com>

Cc: Osama Younan <osama.younan@lacity.org>, "binh.phan@lacity.org" <binh.phan@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>, Mike Ai <mike@afriat.com>, "craig.bullock@lacity.org" <craig.bullock@lacity.org>

Hi Aoron,

I will be working on it and will update you once we are done!

Thank you.

***I will be out of office on every other MONDAY;

Faruk Sezer MS, PE, CASp, ICC

Building Civil Engineer

Government and Community Relations Division

Los Angeles Department of Building and Safety

Suite 1080A, 201 N. Figueroa St., Los Angeles, CA 90012

213.482.0093 | dbs.lacity.gov



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[Click here](#) to Schedule an Inspection

[Click here](#) to Check Permit Status

[Click here](#) to View Historical Records

[Quoted text hidden]

Aaron Green <aaron@afriat.com>

Tue, May 27, 2025 at 5:16 PM

To: Faruk Sezer <faruk.sezer@lacity.org>

Cc: Osama Younan <osama.younan@lacity.org>, "binh.phan@lacity.org" <binh.phan@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>, Mike Ai <mike@afriat.com>, "craig.bullock@lacity.org" <craig.bullock@lacity.org>

Good afternoon Faruk – I hope this email finds you well after the long weekend.

I just wanted to check in to see if there has been an update on this item since we last connected in April?

Just for your awareness, our client has been doing diligent work to keep the vacant building secured, which they have been successful at, but as this is a large gated and inactive lot along a major commercial thoroughfare, we have had some issues with members of the unhoused community camping out in front and being aggressive toward residents. Any assistance the Department could provide in finalizing its work on the demolition permit would be greatly appreciated, not only due to the public safety concerns around the building itself, and allowing us to comply with the soft story retrofit ordinance by way of removing the building, but also to enable us to remove the attractive nuisance from the community (amongst other benefits that demolition would provide).

Thank you and my best.

Aaron

Aaron Green

President

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2779 O

818.422.8124 C

aaron@afriat.com



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[Quoted text hidden]

Faruk Sezer <faruk.sezer@lacity.org>

Thu, May 29, 2025 at 9:09 AM

To: Aaron Green <aaron@afriat.com>

Cc: Osama Younan <osama.younan@lacity.org>, "binh.phan@lacity.org" <binh.phan@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>, Mike Ai <mike@afriat.com>, "craig.bullock@lacity.org" <craig.bullock@lacity.org>

Hi Aaron,

We're putting the final touches on the letter, and it should be ready for release sometime next week.

Thank you.

***I will be out of office on every other MONDAY;

Faruk Sezer MS, PE, CASp, ICC

Building Civil Engineer

Government and Community Relations Division

Los Angeles Department of Building and Safety



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[Click here](#) to Schedule an Inspection

[Click here](#) to Check Permit Status

[Click here](#) to View Historical Records

[Quoted text hidden]

Aaron Green <aaron@afriat.com>

Thu, May 29, 2025 at 10:56 AM

To: Faruk Sezer <faruk.sezer@lacity.org>

Cc: Osama Younan <osama.younan@lacity.org>, "binh.phan@lacity.org" <binh.phan@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>, Mike Ai <mike@afriat.com>, "craig.bullock@lacity.org" <craig.bullock@lacity.org>

Hi Faruk – Thank you very much for the update. I'll sit tight with my fingers crossed!

I hope you have a great rest of the week.

My best.

Aaron

[Quoted text hidden]

Aaron Green <aaron@afriat.com>

Fri, Jun 20, 2025 at 11:15 AM

To: Faruk Sezer <faruk.sezer@lacity.org>

Cc: Osama Younan <osama.younan@lacity.org>, "binh.phan@lacity.org" <binh.phan@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>, Mike Ai <mike@afriat.com>, "craig.bullock@lacity.org" <craig.bullock@lacity.org>

Good morning Faruk – I hope this email finds you well.

I just wanted to write and express my thanks for the hard work that you and your team undertook throughout this lengthy and unusual process. We are looking forward to continuing to move this item forward once the appeal period tolls on the approval.

Again, my thanks, and I hope you have a very enjoyable weekend.

Aaron

[Quoted text hidden]



Sean Silva <sean.silva@lacity.org>

Question About Barry Building

3 messages

Andrew Salimian <asalimian@laconservancy.org>
To: "sean.silva@lacity.org" <sean.silva@lacity.org>
Cc: Adrian Fine <afine@laconservancy.org>

Tue, Oct 1, 2024 at 4:43 PM

To Sean Silva,

I'm reaching out to you in regards to the Barry Building, which I know you have been following on behalf of Councilmember Park. As you know, we support the continued preservation of the building and oppose any plans to demolish it. I wanted to ask if you'd have time this week to talk, either by phone or by Zoom? I want to better understand CD11's position.

I've been talking to a few members of the neighborhood, and I know opinions are kind of split, but there are also a lot of misconceptions in the neighborhood that I think should be addressed. For example, some in the neighborhood believe that the site will be redeveloped as a two-story commercial project, but our experience with sites like this is that much larger projects are often built. The City's own upcoming CHIP Ordinance envisions this site as a 5-story building, and under the state density bonus, the project could be even larger.

I hope we can find some time to talk. We appreciate Councilmember Park's support for historic places such as the Marilyn Monroe residence and Fire Station 5 in Westchester. I hope we can find some common ground on the Barry Building.

Andrew Salimian

Director of Advocacy

Los Angeles Conservancy

(213) 430-4203 | asalimian@laconservancy.org

Pronouns: He/Him

laconservancy.org

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Sean Silva <sean.silva@lacity.org>
To: Andrew Salimian <asalimian@laconservancy.org>, Adrian Fine <afine@laconservancy.org>
Cc: Jeff Khau <jeff.khau@lacity.org>

Tue, Oct 1, 2024 at 5:56 PM

Good evening Andrew,

Hope you're well.

Looping in [+Jeff Khau](#) on our team as well, who, if you've not met him, is our Planning and Transportation Deputy.

Would you happen to have time tomorrow at 1:15pm?

Thanks,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |



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[Quoted text hidden]

Tue, Oct 1, 2024 at 9:51 PM

Andrew Salimian <asalimian@laconservancy.org>
To: Sean Silva <sean.silva@lacity.org>, Adrian Fine <afine@laconservancy.org>
Cc: Jeff Khau <jeff.khau@lacity.org>

Sean and Jeff,

Thank you for the quick response. 1:15 should work perfectly. Here's a Zoom link we can use. I'll also send a calendar invite.

Looking forward to meeting both of you.

Join Zoom Meeting

<https://us02web.zoom.us/j/84554603497>

Meeting ID: 845 5460 3497

Andrew Salimian

Director of Advocacy

Los Angeles Conservancy

(213) 430-4203 | asalimian@laconservancy.org

Pronouns: He/Him

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[Quoted text hidden]



Sean Silva <sean.silva@lacity.org>

RE: Barry Building Documents

13 messages

Sean Silva <sean.silva@lacity.org>
To: Devin Myrick <Devin.Myrick@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>

Tue, Oct 15, 2024 at 5:51 PM

Hi Devin,

Providing you some documents that pertain to the Barry Building, which may assist you with your work:

1. Letter to CHC re: Barry Building_07.15.24 – Alston & Bird letter to Ken Bernstein regarding the issuance of a Statement of Overriding Consideration (SOC) – attached as PDF
2. Letter to CHC Attachments – Exhibits to Alston & Bird Letter to Ken Bernstein – attached as PDF
3. Applicant's Presentation to CHC (Barry Building) (Final) – 9.5.24 – Applicant Presentation to CHC; refer to last page for public benefits/SOC – attached as PDF
4. CEQA Findings 10.20.2023 – CEQA Findings related to EIR Certification – attached as PDF
5. Draft Statement of Overriding Consideration – Draft language for a Statement of Overriding Consideration (SOC) – attached as Word document
6. Barry Building Retrofit Scope Costs 10_3_24 – Analysis prepared by Hill International re: economic feasibility of the rehabilitation alternatives studied in the EIR
7. Historic Resources Group email (10.14.24) - E-mail confirmation from historic resource consultant confirming that the updated scope provided in the Barry Building Retrofit Scope Costs 10_3_24 spreadsheet would comply with the Secretary's Standards of Rehabilitation and the California Historic Building Code

Additionally, below are links to the completed Draft Environmental Impact Report (DEIR) and the Final Environmental Impact Report (FEIR) and the associated Appendices referenced in the documents attached.

Draft EIR (DEIR) - 11973 San Vicente Boulevard Project
<https://planning.lacity.gov/development-services/eir/11973-san-vicente-boulevard-project-0>

Final EIR (FEIR) - 11973 San Vicente Boulevard Project
<https://planning.lacity.gov/development-services/eir/11973-san-vicente-boulevard-project-1>

I am going to provide other information but am still gathering it.

All the best,
Sean

TRACI PARK
COUNCILWOMAN
LOS ANGELES CITY COUNCIL
11TH DISTRICT

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |
   

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----- Forwarded message -----

From: Mike Ai <mike@afriat.com>
To: Mike Ai <mike@afriat.com>
Cc:
Bcc:
Date: Tue, 15 Oct 2024 20:30:59 +0000
Subject: FW: Barry Building Retrofit Scope

From: John LoCascio <john@historicresourcesgroup.com>

Sent: Monday, October 14, 2024 12:47 PM

To: Casey, Ed <Ed.Casey@alston.com>
Subject: Barry Building Retrofit Scope

EXTERNAL SENDER – Proceed with caution

Dear Ed,

As you requested, I have reviewed the attached scope cost estimate for potential retrofit of the Barry Building. The scope of work as outlined in the estimate could, in general, comply with the Secretary of the Interior's Standards for Rehabilitation ("the Standards") and the California Historical Building Code ("CHBC"). Please note that this is a preliminary review of the general scope only; actual compliance with the Standards can only be determined by review of detailed project plans, and applicability of the CHBC can only be determined by the local Building Official on a case-by-case basis.

Please let me know if you have any questions.

Thank you.

John

John LoCascio, AIA

Principal Architect



Historic Resources Group
Celebrating 35 Years

I am working remotely until further notice. The best way to reach me is by email or on my mobile.

Historic Resources Group

12 S. Fair Oaks Ave., Suite 200, Pasadena, CA 91105-3816

Telephone 626 793 2400 x109, Mobile 818 399 8283

www.historicresourcesgroup.com

john@historicresourcesgroup.com

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8 attachments

1. Letter to CHC re Barry Building_07.15.2024.pdf
356K

2. Letter to CHC Attachments.pdf
2047K

3. Applicant's Presentation to CHC (Barry Building)(FINAL)- 9.5.24.pdf
521K

 4. CEQA Findings 10.20.2023.pdf
584K

 5. Draft Statement of Overriding Considerations.docx
29K

 6. BARRY BUILDING RETROFIT SCOPE COSTS 10_3_24_OSWELL_R3.xlsx
969K

 BARRY BUILDING RETROFIT SCOPE COSTS 10_3_24_OSWELL_R3.xlsx
969K

 FW_Barry Building Retrofit Scope.eml
1395K

Devin Myrick <Devin.Myrick@lacity.org>
To: Sean Silva <sean.silva@lacity.org>

Wed, Oct 16, 2024 at 7:04 AM

This is great, thank you so much!

Devin Myrick
Asst. Deputy Superintendent of Bldg.
Director of Government & Community Relations
City of Los Angeles Department of Building and Safety
201 N Figueroa St.
Los Angeles, Ca 90012
(213) 792-8291

[Quoted text hidden]

Sean Silva <sean.silva@lacity.org>
To: Devin Myrick <Devin.Myrick@lacity.org>
Bcc: Jeff Khau <Jeff.khau@lacity.org>

Wed, Oct 16, 2024 at 3:21 PM

Hi Devin,

Other than that, there are primarily the letters you (and your GM) have already received. Those, collated, are attached below. Let me know if you need anything further from us.

All the best,
Sean


Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |
   

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[Quoted text hidden]

 Barry Building letters.docx
155K

Devin Myrick <Devin.Myrick@lacity.org>
To: Sean Silva <sean.silva@lacity.org>

Wed, Oct 16, 2024 at 3:36 PM

This is great, thank you so much! I'm seeing support for both sides of this issue. Can you let me know where CD 11 stands on this or would you like to hop on a call?

[Quoted text hidden]

[Quoted text hidden]

Wed, Oct 16, 2024 at 3:43 PM

Sean Silva <sean.silva@lacity.org>
To: Devin Myrick <Devin.Myrick@lacity.org>

Happy to hop on a call. My number is (213) 887 5581.

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |



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[Quoted text hidden]

Thu, Feb 13, 2025 at 9:09 AM

Sean Silva <sean.silva@lacity.org>
To: Devin Myrick <Devin.Myrick@lacity.org>

Hi Devin,

Hope you're well.

Wondering if you have an update on the SOC? I am hearing it might be in Planning's hands at this stage -- wanted to confirm either way.

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
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[Quoted text hidden]

Thu, Feb 13, 2025 at 9:15 AM

Devin Myrick <Devin.Myrick@lacity.org>
To: Sean Silva <sean.silva@lacity.org>

Sean,

Per an email received yesterday, Planning plans to get us something by the end of the week.

Devin Myrick

**Asst. Deputy Superintendent of Bldg.
Director of Government & Community Relations
DSCM | Zoning | Code Studies
City of Los Angeles Department of Building and Safety**

201 N Figueroa St. Ste. 1080A

Los Angeles, Ca 90012

Mobile | (213) 792-8291

Office | (213) 482-0447



NOTE: The Los Angeles Department of Building and Safety is excited to announce the launch of its new website on Tuesday, December 17, 2024. Along with the redesign, the web address or URL (Uniform Resource Locator) will change from ladbs.org to dbs.lacity.gov, in alignment with the City of Los Angeles requirements and federal guidelines.

[Quoted text hidden]

Thu, Feb 13, 2025 at 9:51 AM

**Sean Silva <sean.silva@lacity.org>
To: Devin Myrick <Devin.Myrick@lacity.org>**

Thank you — appreciate the update!

All the best,
Sean

TRACI PARK
COUNCILWOMAN
LOS ANGELES CITY COUNCIL
11TH DISTRICT

**Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |
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[Quoted text hidden]

Tue, Feb 25, 2025 at 11:54 AM

**Sean Silva <sean.silva@lacity.org>
To: Devin Myrick <Devin.Myrick@lacity.org>**

Hi Devin,

Did Planning get it to you?

Thanks,
Sean

TRACI PARK
COUNCILWOMAN
LOS ANGELES CITY COUNCIL
11TH DISTRICT

**Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |
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f t i y

[Quoted text hidden]

Devin Myrick <Devin.Myrick@lacity.org>
To: Sean Silva <sean.silva@lacity.org>, Faruk Sezer <faruk.sezer@lacity.org>

Tue, Feb 25, 2025 at 2:16 PM

Good afternoon Faruk,

Have we received the documentation that we need from DCP to move the Barry Building issue forward? What are our next steps?

[Quoted text hidden]
[Quoted text hidden]

Faruk Sezer <faruk.sezer@lacity.org>
To: Devin Myrick <Devin.Myrick@lacity.org>
Cc: Sean Silva <sean.silva@lacity.org>

Tue, Feb 25, 2025 at 2:48 PM

Hi Devin,
Asides from the Draft memo I did not. I will reach out to Jason again for additional information about MMP and their findings of the statement of overriding consideration.

Thank you.

*****I will be out of office on every other MONDAY;**

**Faruk Sezer MS, PE, CASp, ICC
Building Civil Engineer**
Government and Community Relations Division
Los Angeles Department of Building and Safety
Suite 1080A, 201 N. Figueroa St., Los Angeles, CA 90012
213.482.0093 | dbs.lacity.gov



[Click here](#) to Report a DBS Code Violation
[Click here](#) to Schedule an Inspection
[Click here](#) to Check Permit Status
[Click here](#) to View Historical Records

[Quoted text hidden]

Sean Silva <sean.silva@lacity.org>
To: Faruk Sezer <faruk.sezer@lacity.org>
Cc: Devin Myrick <Devin.Myrick@lacity.org>

Tue, Feb 25, 2025 at 2:50 PM

Thank you, Devin and Faruk.

Please feel free to keep us looped in on this and, if there's anything we can do to help, please let us know.

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison

Office of Councilwoman Traci Park * 11th District

WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045

(310) 568-8772 TEL |

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[Quoted text hidden]

Thu, Feb 27, 2025 at 9:47 AM

Faruk Sezer <faruk.sezer@lacity.org>
To: Sean Silva <sean.silva@lacity.org>
Cc: Devin Myrick <Devin.Myrick@lacity.org>

Hi Sean
Yes I will keep you posted!

Thank you.

*****I will be out of office on every other MONDAY;**

**Faruk Sezer MS, PE, CASp, ICC
Building Civil Engineer**
Government and Community Relations Division
Los Angeles Department of Building and Safety
Suite 1080A, 201 N. Figueroa St., Los Angeles, CA 90012

213.482.0093 | dbs.lacity.gov



[Click here](#) to Report a DBS Code Violation
[Click here](#) to Schedule an Inspection
[Click here](#) to Check Permit Status
[Click here](#) to View Historical Records

[Quoted text hidden]



Sean Silva <sean.silva@lacity.org>

Re: Barry Building Historic Staircase Preservation Covenant & Heritage Square Museum contact

17 messages

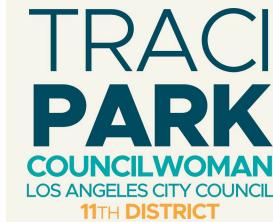
Jeff Khau <Jeff.khau@lacity.org>

Thu, Oct 26, 2023 at 12:09 PM

To: Lambert Giessinger <lambert.giessinger@lacity.org>, Sean Silva <sean.silva@lacity.org>

Hey Lambert,

Thanks for the timeline update. I've attached the HKA Preservation Plan for your review. Wanted to get your initial thoughts on this plan to preserve the staircases.



Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park ★ 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 TEL



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On Fri, Oct 20, 2023 at 12:37 PM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

Hi Jeff,

Do you have a copy of the "HKA Preservation Plan" referred to in the draft covenant? It will be good to review it in conjunction with the proposed covenant. My sense is that the CHC will probably respond to the demolition permit on or around February 1, so there is potentially until August to look at these alternatives to full preservation.

Lambert



Lambert Giessinger

Senior Architect

Los Angeles City Planning

Office of Historic Resources

221 N. Figueroa Street, Suite 1350

Los Angeles, CA 90012

T: (213) 847-3648 | Planning4LA.org



On Fri, Oct 20, 2023 at 11:59 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Lambert and Melissa,

The applicants for the Barry Building demo have offered to record a covenant onto the property that would preserve its "elements of historic significance". Is there any precedence for this type of arrangement? We are trying to find ways to pay homage to the building but I don't know if similar efforts in the past have been trivial, or perceived as tokenistic.



Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his

Office of Councilwoman Traci Park ★ 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 TEL



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----- Forwarded message -----

From: **Mike Ai** <mike@afriat.com>

Date: Thu, Oct 19, 2023 at 3:40 PM

Subject: RE: Barry Building Historic Staircase Preservation Covenant & Heritage Square Museum contact

To: Jeff Khau <Jeff.khau@lacity.org>

Cc: Aaron Green <aaron@afriat.com>

Hi Jeff,

I just wanted to circle back to see if you had a chance to review the historic staircase preservation covenant and if you are okay with the covenant as drafted. Let us know if you have any questions and/or suggested revisions.

Thanks,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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From: Mike Ai [mailto:mike@afriat.com]

Sent: Friday, October 13, 2023 4:45 PM

To: Jeff Khau

Cc: Aaron Green

Subject: Barry Building Historic Staircase Preservation Covenant & Heritage Square Museum contact

Hi Jeff,

As promised, I'm sharing with you the draft Historic Staircase Covenant for the Barry Building. The covenant would maintain the staircase and benches which are character-defining features of the Barry Building courtyard.

Additionally I wanted to get back to you regarding the Heritage Square Museum. We don't have a contact there but this is what I found online. It might be worth it to reach out to them to see if they could be the home for Marylin Monroe's home.

Heritage Square Museum

<3800 Homer Street, Los Angeles, California 90031>

Email: info@heritagesquare.org

Phone: (323) 222-3319

<https://www.heritagesquare.org/>

Let me know if you have any questions,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

<4107 Magnolia Boulevard>

<Burbank, CA 91505>

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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Lambert Giessinger <lambert.giessinger@lacity.org>
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Sean Silva <sean.silva@lacity.org>

Fri, Nov 3, 2023 at 3:57 PM

Hi Jeff,

I have been out of the office for a few days but did review the report and covenant. Here are my thoughts:

1. The covenant should be reviewed by the City Attorney. Who at the City would be responsible for monitoring and enforcement?
2. The HKA report leaves out a lot of detail. A qualified structural engineer and contractor should review the report to assess in more detail the feasibility of removal, crating, transport, storage and reinstallation. This may involve reviewing historical drawings and/or performing some limited, exploratory work onsite. I suspect the foundations are integral to the integrity of the stairway engineering and separating the stairways at their foundations may cause them to be unstable (which perhaps can be overcome with shoring and crating).

We can certainly include this endeavor as part of what the owner will need to prepare and present during the Commission's time for objection to the demolition permit. I hope this helps. Let me know if you'd like to discuss further.

Lambert



Lambert Giessinger

Senior Architect

Los Angeles City Planning

Office of Historic Resources

221 N. Figueroa Street, Suite 1350

Los Angeles, CA 90012

T: (213) 847-3648 | Planning4LA.org



E-NEWS

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Jeff Khau <Jeff.khau@lacity.org>
To: Lambert Giessinger <lambert.giessinger@lacity.org>
Cc: Sean Silva <sean.silva@lacity.org>

Tue, Nov 14, 2023 at 2:22 PM

Thank you Lambert for your review and comments. I will follow-up if we need to discuss further.



Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park ★ 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 TEL



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[Quoted text hidden]

Jeff Khau <Jeff.khau@lacity.org>
To: Mike Ai <mike@afriat.com>, Sean Silva <sean.silva@lacity.org>
Cc: Aaron Green <aaron@afriat.com>

Tue, Nov 14, 2023 at 2:34 PM

Hi Mike,

We had this reviewed by OHR staff and they stated the following.
CD 11 comments/responses are provided in **bold font**.

1. The covenant should be reviewed by the City Attorney. Who at the City would be responsible for monitoring and enforcement? **We are looking into monitoring and enforcement. We will send to the CA for their review at the appropriate time.**

2. The HKA report leaves out a lot of detail. A qualified structural engineer and contractor should review the report to assess in more detail the feasibility of removal, crating, transport, storage and reinstallation. This may involve reviewing historical drawings and/or performing some limited, exploratory work onsite. I suspect the foundations are integral to the integrity of the stairway engineering and separating the stairways at their foundations may cause them to be unstable (which perhaps can be overcome with shoring and crating). **I agree. In addition to the concerns above, we'd like to see some diagrams and illustrations that get into the details of structures. Some basic questions include: How many steps on each staircase? What are the dimensions of the foundation, staircases, and benches? What materials do the staircases and benches consist of (concrete? steel?) - this was mentioned but could be articulated better. Can the staircases be removed with the building still surrounding it? Phasing and timeline considerations (what needs to happen before and after the relocation, how long will it take or what factors will affect the time needed to complete this relocation?)**



Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

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On Wed, Nov 1, 2023 at 10:51 AM Mike Ai <mike@afriat.com> wrote:

Hi Jeff,

Happy belated Halloween! I hope you had a great Halloween. I just wanted to circle back check in on the historic staircase preservation covenant and if you are okay with the covenant as drafted.

Let me know if you have any questions on the covenant or the HKA report.

Thanks,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

<4107 Magnolia Boulevard>

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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From: Mike Ai [mailto:mike@afriat.com]

Sent: Tuesday, October 24, 2023 3:34 PM

To: 'Jeff Khau'; 'Aaron Green'

Subject: RE: Barry Building Historic Staircase Preservation Covenant & Heritage Square Museum contact

Hi Jeff,

Here is the attached HKA Preservation Plan report. Let us know if you need anything else.

Thanks,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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From: Jeff Khau [mailto:Jeff.khau@lacity.org]

Sent: Friday, October 20, 2023 2:34 PM

To: Mike Ai; Aaron Green

Subject: Re: Barry Building Historic Staircase Preservation Covenant & Heritage Square Museum contact

Hi Mike,

Reviewing it now. Can you send over the HKA Preservation plan referenced in the covenant?

[Quoted text hidden]

[Quoted text hidden]

Tue, Nov 14, 2023 at 4:42 PM

Mike Ai <mike@afriat.com>

To: Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>

Cc: Aaron Green <aaron@afriat.com>

Hi Jeff,

Thanks for getting back to us. Let me check in with our team to see if we can get answers to your questions. Also welcome back!
Hope you had a great vacation.

Sincerely,

[Quoted text hidden]

Mon, Nov 20, 2023 at 3:36 PM

Mike Ai <mike@afriat.com>

To: Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>

Cc: Aaron Green <aaron@afriat.com>

Hi Jeff and Sean,

I hope you both had a great weekend. I wanted to circle back to let you know that we are working to have HKA update their report to provide more details based upon the questions you posed and hope to have this to you shortly. If you have any questions in the meantime, please don't hesitate to reach out.

Thank you,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

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From: Mike Ai [mailto:mike@afriat.com]
Sent: Tuesday, November 14, 2023 4:43 PM
To: 'Jeff Khau'; 'Sean Silva'
Cc: 'Aaron Green'
Subject: RE: Barry Building Historic Staircase Preservation Covenant & Heritage Square Museum contact

Hi Jeff,

Thanks for getting back to us. Let me check in with our team to see if we can get answers to your questions. Also welcome back!
Hope you had a great vacation.

Sincerely,

Mike Ai

[Quoted text hidden]

Sean Silva <sean.silva@lacity.org>
To: Mike Ai <mike@afriat.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>, Aaron Green <aaron@afriat.com>

Mon, Nov 20, 2023 at 3:42 PM

Thank you for the update!

All the best,
Sean

TRACI PARK
COUNCILWOMAN
LOS ANGELES CITY COUNCIL
11TH DISTRICT

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |
   

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[Quoted text hidden]

Mike Ai <mike@afriat.com>
To: Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>

Mon, Jan 29, 2024 at 12:08 PM

Hi Jeff and Sean,

I hope you both are having a good start to the week. As promised, I am following up with the updated HKA report with the details that you requested. Please find the updated HKA report for the Barry Buildings Stairs and Benches. If you have any questions, please don't hesitate to reach out.

Sincerely,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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From: Mike Ai [mailto:mike@afriat.com]
Sent: Monday, November 20, 2023 3:36 PM
To: 'Jeff Khau'; 'Sean Silva'
Cc: 'Aaron Green'
Subject: RE: Barry Building Historic Staircase Preservation Covenant & Heritage Square Museum contact

Hi Jeff and Sean,

I hope you both had a great weekend. I wanted to circle back to let you know that we are working to have HKA update their report to provide more details based upon the questions you posed and hope to have this to you shortly. If you have any questions in the meantime, please don't hesitate to reach out.

Thank you,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

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Burbank, CA 91505

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From: Mike Ai [<mailto:mike@afriat.com>]
Sent: Tuesday, November 14, 2023 4:43 PM
To: 'Jeff Khau'; 'Sean Silva'
Cc: 'Aaron Green'
Subject: RE: Barry Building Historic Staircase Preservation Covenant & Heritage Square Museum contact

Hi Jeff,

Thanks for getting back to us. Let me check in with our team to see if we can get answers to your questions. Also welcome back!
Hope you had a great vacation.

Sincerely,

Mike Ai

[Quoted text hidden]

 [HKA Preservation Report - Barry Building Stair Features On-Site Feasibility Options - 1.15.24.pdf](#)
2179K

To: Lambert Giessinger <lambert.giessinger@lacity.org>, Sean Silva <sean.silva@lacity.org>
Cc: Melissa Jones <melissa.jones@lacity.org>

Hi Lambert,

We've finally received the HKA Preservation Plan re: Barry Building. We're reviewing this in tandem with the covenant that they are proposing. Once you've had a chance to read it, let me know so that we can schedule time to talk it through.



Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ★ 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL
 

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On Fri, Oct 20, 2023 at 12:37 PM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

Hi Jeff,

Do you have a copy of the "HKA Preservation Plan" referred to in the draft covenant? It will be good to review it in conjunction with the proposed covenant. My sense is that the CHC will probably respond to the demolition permit on or around February 1, so there is potentially until August to look at these alternatives to full preservation.

Lambert



Lambert Giessinger
Senior Architect
Los Angeles City Planning
Office of Historic Resources
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
T: (213) 847-3648 | Planning4LA.org



On Fri, Oct 20, 2023 at 11:59 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Lambert and Melissa,

The applicants for the Barry Building demo have offered to record a covenant onto the property that would preserve its "elements of historic significance". Is there any precedence for this type of arrangement? We are trying to find ways to pay homage to the building but I don't know if similar efforts in the past have been trivial, or perceived as tokenistic.



Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ★ 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL
 

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----- Forwarded message -----

From: Mike Ai <mike@afriat.com>

Date: Thu, Oct 19, 2023 at 3:40 PM
Subject: RE: Barry Building Historic Staircase Preservation Covenant & Heritage Square Museum contact
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Aaron Green <aaron@afriat.com>

[Quoted text hidden]

2 attachments

 **HKA Preservation Report - Barry Building Stair Features On-Site Feasibility Options - 1.15.24.pdf**
2179K

 **Historic Staircase Preservation Covenant 10.13.23_1.docx**
33K

Lambert Giessinger <lambert.giessinger@lacity.org>
To: Jeff Khau <Jeff.khau@lacity.org>
Cc: Sean Silva <sean.silva@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

Wed, Jan 31, 2024 at 9:47 AM

Hi Jeff,

I have reviewed the latest document. We can meet and review together.

Lambert



Lambert Giessinger
Senior Architect | Office of Historic Resources
Los Angeles City Planning

221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
T: (213) 847-3648 | Planning4LA.org

[Quoted text hidden]

Jeff Khau <Jeff.khau@lacity.org>
To: Sean Silva <sean.silva@lacity.org>

Mon, Feb 5, 2024 at 1:48 PM

Hey Sean,

After you've reviewed the report, can you schedule a meeting with us and OHR to discuss its findings? Thanks!



Jeff Khau, AICP | Planning & Transportation Deputy
he/him/his
Office of Councilwoman Traci Park ★ 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 887-5644 TEL
 

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[Quoted text hidden]

Sean Silva <sean.silva@lacity.org>
To: Jeff Khau <Jeff.khau@lacity.org>

Tue, Feb 6, 2024 at 8:55 AM

Will do, thanks.

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |
   

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[Quoted text hidden]

Wed, Feb 7, 2024 at 7:59 AM

Sean Silva <sean.silva@lacity.org>
To: Lambert Giessinger <lambert.giessinger@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

Hi Lambert,

Here are some dates that work for us:

- Tuesday the 13th from 10:30am - 11:00am
- Wednesday the 14th from 2:00pm - 2:30pm
- Tuesday the 20th from 11:00am - 11:30am

All the best,
Sean

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |
   

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[Quoted text hidden]

Fri, Feb 9, 2024 at 4:29 PM

Lambert Giessinger <lambert.giessinger@lacity.org>
To: Sean Silva <sean.silva@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

Hi Sean,

Tuesday February 20 works for me.

Lambert



Lambert Giessinger
Senior Architect | Office of Historic Resources
Los Angeles City Planning

221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
T: (213) 847-3648 | Planning4LA.org

[Quoted text hidden]

Mike Ai <mike@afriat.com>

Fri, Feb 9, 2024 at 5:17 PM

To: Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>
Cc: Aaron Green <aaron@afriat.com>

Hi Jeff and Sean,

I just wanted to confirm that you received the attached revised HKA Preservation Report for the Barry Building. Please let us know if the report is sufficient for us to move forward. Happy to talk through this over a meeting if you prefer.

Thanks,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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From: Mike Ai [mailto:mike@afriat.com]
Sent: Monday, January 29, 2024 12:08 PM
To: 'Jeff Khau'; 'Sean Silva'
Cc: 'Aaron Green'
Subject: RE: Barry Building Historic Staircase Preservation Covenant & Heritage Square Museum contact

Hi Jeff and Sean,

I hope you both are having a good start to the week. As promised, I am following up with the updated HKA report with the details that you requested. Please find the updated HKA report for the Barry Building's Stairs and Benches. If you have any questions, please don't hesitate to reach out.

Sincerely,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

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818.422.0828 mobile

Mike@Afriat.com



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From: Mike Ai [mailto:mike@afriat.com]
Sent: Monday, November 20, 2023 3:36 PM
To: 'Jeff Khau'; 'Sean Silva'
Cc: 'Aaron Green'
Subject: RE: Barry Building Historic Staircase Preservation Covenant & Heritage Square Museum contact

Hi Jeff and Sean,

I hope you both had a great weekend. I wanted to circle back to let you know that we are working to have HKA update their report to provide more details based upon the questions you posed and hope to have this to you shortly. If you have any questions in the meantime, please don't hesitate to reach out.

Thank you,

Mike Ai

Senior Director of Public Affairs

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From: Mike Ai [mailto:mike@afriat.com]

Sent: Tuesday, November 14, 2023 4:43 PM

To: 'Jeff Khau'; 'Sean Silva'

Cc: 'Aaron Green'

Subject: RE: Barry Building Historic Staircase Preservation Covenant & Heritage Square Museum contact

Hi Jeff,

Thanks for getting back to us. Let me check in with our team to see if we can get answers to your questions. Also welcome back!
Hope you had a great vacation.

Sincerely,

Mike Ai

[Quoted text hidden]

 [HKA Preservation Report - Barry Building Stair Features On-Site Feasibil...pdf](#)
2179K

Jeff Khau <Jeff.khau@lacity.org>
To: Mike Ai <mike@afriat.com>
Cc: Sean Silva <sean.silva@lacity.org>, Aaron Green <aaron@afriat.com>

Fri, Feb 9, 2024 at 5:24 PM

Hi Mike,

Sorry for the delay. Our office as well as the Office of Historic Resources have reviewed the report and a meeting is being set up for Feb 20 to discuss. Please reach out EOD Feb 20 or the next day and we can touch base.

I do think the report would benefit from having a Table showing Options 1 and 2 and the "pros and cons" or perhaps something similar that could be useful for high-level discussions.



Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park ★ 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 TEL



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[Quoted text hidden]

Fri, Feb 9, 2024 at 5:32 PM

Sean Silva <sean.silva@lacity.org>

To: Lambert Giessinger <lambert.giessinger@lacity.org>

Cc: Jeff Khau <Jeff.khau@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

Great, thank you. It is scheduled.

Have a great weekend.

All the best,

Sean



Sean Silva | Deputy, Venice | Planning Liaison

Office of Councilwoman Traci Park ★ 11th District

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(310) 568-8772 TEL |



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[Quoted text hidden]



Sean Silva <sean.silva@lacity.org>

RE: Barry Building Preservation Covenant

13 messages

Sean Silva <sean.silva@lacity.org>
To: Thelma Waxman <thelma.waxman@gmail.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>

Thu, Nov 7, 2024 at 10:10 AM

Hi Thelma,

Great to spend some time in conversation with you the other day. Please find attached the Preservation Covenant we mentioned.

Do not hesitate to reach out if you have any thoughts or feedback.

All the best,
Sean

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |
   

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 **Historic Staircase Preservation Covenant 10.13.23_1.docx.pdf**
57K

Thelma Waxman <thelma.waxman@gmail.com>
To: Sean Silva <sean.silva@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>

Thu, Nov 7, 2024 at 10:31 AM

Thank you both for taking the time to meet with me. I have forwarded your names to our members who feel strongly about keeping the building.

Jeff mentioned a meeting with Councilwoman Park. Please let me know if we can arrange that so I can bring a BHA director who is in favor of preserving the building and can tell you why. And I would like to give you more feedback about the community's feelings as well regarding demolition without a plan in place.

Thelma
[Quoted text hidden]

Sean Silva <sean.silva@lacity.org>
To: Thelma Waxman <thelma.waxman@gmail.com>
Cc: Jeff Khau <Jeff.khau@lacity.org>
Bcc: David Cano <david.cano@lacity.org>

Fri, Nov 8, 2024 at 9:21 AM

Hi Thelma,

Thanks for letting us know.

On the meeting item, let us route this to the Councilwoman's scheduler and get back to you. Would a virtual meeting suffice for you and your colleagues?

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison

Office of Councilwoman Traci Park ★ 11th District

WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045

(310) 568-8772 TEL |



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[Quoted text hidden]

Thelma Waxman <thelma.waxman@gmail.com>

Fri, Nov 8, 2024 at 9:31 AM

To: Sean Silva <sean.silva@lacity.org>

Cc: Jeff Khau <Jeff.khau@lacity.org>

Zoom is fine! Thank you.
Sent from my iPhone

[Quoted text hidden]

Sean Silva <sean.silva@lacity.org>

Fri, Nov 8, 2024 at 10:33 AM

To: David Cano <david.cano@lacity.org>

Cc: Jeff Khau <Jeff.khau@lacity.org>

Hi DC,

Can we look for some availability on this? I know it's hectic, let us know what you think is best.

All the best,
Sean

Sean Silva | Deputy, Venice | Planning Liaison

Office of Councilwoman Traci Park ★ 11th District

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(310) 568-8772 TEL |



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[Quoted text hidden]

Dave Cano <david.cano@lacity.org>

Mon, Nov 11, 2024 at 9:37 PM

To: Sean Silva <sean.silva@lacity.org>

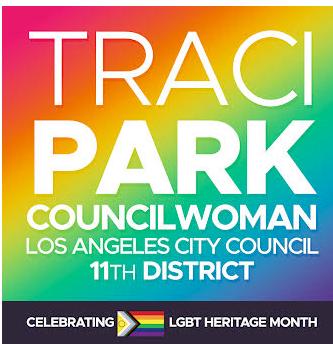
Cc: Jeff Khau <Jeff.khau@lacity.org>

Jeff should ask during the Team Meeting.

[Quoted text hidden]

--

With kind regards,



Dave E. Cano | he/they

Executive Assistant/Scheduler

Office of Councilwoman Traci Park * 11th Council District

LA CITY HALL: 200 N. Spring Street, Rm 410 Los Angeles, CA 90012

(213) 473-7011 TEL | 11th District Website

[Quoted text hidden]

Tue, Nov 12, 2024 at 8:10 AM

Sean Silva <sean.silva@lacity.org>
To: Dave Cano <david.cano@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>

Fair enough. Jeff, I'll leave it to you for now and do let me know if I can be of assistance.

-SS



Sean Silva | Deputy, Venice | Planning Liaison

Office of Councilwoman Traci Park * 11th District

WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045

(310) 568-8772 TEL |



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[Quoted text hidden]

Tue, Nov 12, 2024 at 8:12 AM

Dave Cano <david.cano@lacity.org>
To: Sean Silva <sean.silva@lacity.org>
Cc: Jeff Khau <Jeff.khau@lacity.org>

I won't see her today so this would be helpful.

With kind regards,



Dave E. Cano | he/they

Executive Assistant/Scheduler

Office of Councilwoman Traci Park * 11th Council District

LA CITY HALL: 200 N. Spring Street, Rm 410 Los Angeles, CA 90012

(213) 473-7011 TEL | 11th District Website



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[Quoted text hidden]

Tue, Nov 12, 2024 at 12:58 PM

Jeff Khau <Jeff.khau@lacity.org>
To: Dave Cano <david.cano@lacity.org>
Cc: Sean Silva <sean.silva@lacity.org>

I will ask today and get back to you both. Thank you!



Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park ★ 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 TEL



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[Quoted text hidden]

Jeff Khau <Jeff.khau@lacity.org>
To: Thelma Waxman <thelma.waxman@gmail.com>
Cc: Sean Silva <sean.silva@lacity.org>

Tue, Nov 12, 2024 at 3:27 PM

Hi Thelma,

Thanks for following up on the meeting. I misspoke when I offered a meeting with CW Park; her schedule is packed for the foreseeable future. That said, I'd be happy to facilitate this discussion at the staff level (with Sean and myself) if you'd like. But in all honesty, we are not the decision makers here so if the goal is to share thoughts with the Councilwoman, an email would be best.

Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park ★ 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 TEL



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On Thu, Nov 7, 2024 at 10:31 AM Thelma Waxman <thelma.waxman@gmail.com> wrote:

[Quoted text hidden]

Jeff Khau <Jeff.khau@lacity.org>
To: Thelma Waxman <thelma.waxman@gmail.com>, Star Parsamyan <star.parsamyan@lacity.org>
Cc: Sean Silva <sean.silva@lacity.org>

Tue, Nov 12, 2024 at 6:11 PM

Hi Thelma,

I'm looping in Star, our chief of staff, to see what are options are.

Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park ★ 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 TEL



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[Quoted text hidden]

Tue, Nov 12, 2024 at 6:18 PM

Star Parsamyan <star.parsamyan@lacity.org>
To: Enrique <david.cano@lacity.org>, Thelma Waxman <thelma.waxman@gmail.com>
Cc: Sean Silva <sean.silva@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>

Thanks, Jeff!

Hello, Thelma -- I understand the importance of this, and this is very important to the Councilwoman as well. I am adding the Councilwoman's Executive Assistant, Dave Cano, to this email to provide a few dates and I hope you can help us facilitate this meeting.

My best,
Star

Sent from my iPhone
[Quoted text hidden]

Thu, Nov 14, 2024 at 9:47 AM

Thelma Waxman <thelma.waxman@gmail.com>
To: Star Parsamyan <star.parsamyan@lacity.org>
Cc: Enrique <david.cano@lacity.org>, Sean Silva <sean.silva@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>

Thank you Star. We are willing to come downtown for a short meeting if that makes it easier for the councilwoman. We understand this is a busy time before the holidays.

Thelma
[Quoted text hidden]



Sean Silva <sean.silva@lacity.org>

Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

3 messages

Aaron Green <aaron@afriat.com>

Thu, Apr 11, 2024 at 5:35 PM

To: Frank Lara <frank.lara@lacity.org>

Cc: Veronica Lopez <veronica.lopez@lacity.org>, Hector Buitrago <hector.buitrago@lacity.org>, Faruk Sezer <faruk.sezer@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, sean.silva@lacity.org, mike@afriat.com

Good afternoon Frank – I just heard the news that your time at the City is coming to an end very soon. Here's wishing you my sincere congratulations on your pending retirement.

I wanted to follow up on this matter again, which as you may be aware began back in 2019 when my client filed their demolition permit. The FEIR for this matter was published in September of 2023 (see attached) and for the past seven months my client has been waiting for the certification of this EIR so that we can take our next steps forward in the process.

At this time, the only thing that is pending from LADBS, based on the recommendation from Planning that the EIR be certified (see attached), is for LADBS to issue a simply one-page memo certifying the EIR. An example of what that might look like can be found here: https://docs.google.com/document/d/1d6aJ-2_3GprUKzRDiaHOTtwlZTRTLdjFf9EiaxOlaxg/edit?usp=sharing

We would be very grateful for LADBS' attention to this matter, and I know CD11 is following it closely as well. They are CC'd here so that they can be in the loop on the next steps.

My best and my continued thanks.

Aaron

From: Mike Ai [mailto:mike@afriat.com]
Sent: Wednesday, April 10, 2024 10:53 AM
To: 'Aaron Green'; 'Frank Lara'
Cc: 'Veronica Lopez'; 'Hector Buitrago'; 'Faruk Sezer'; Jeff Khau
Subject: RE: Regarding [11973-11975 West San Vicente Boulevard](#) (Barry Building)

Hi Frank,

I hope you are doing well. I am following up on behalf of my boss Aaron Green who has been reaching out to you regarding the LADBS certification letter for [11973-11975 West San Vicente Boulevard](#). Jeff Khau, Planning Deputy for Council District 11, asked for an update on the status of the letter so I am including him on the thread. Would you be able to provide us with an idea of when LADBS's letter will be ready?

Thank you,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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From: Aaron Green [<mailto:aaron@afriat.com>]
Sent: Wednesday, March 27, 2024 10:24 AM
To: 'Frank Lara'; 'Mike Ai'
Cc: 'Veronica Lopez'; 'Hector Buitrago'; 'Faruk Sezer'
Subject: RE: Regarding [11973-11975 West San Vicente Boulevard \(Barry Building\)](#)

Good morning Frank – Thanks for following up with us so quickly.

It's our hope to meet virtually with you or the appropriate member of your team to talk through some of the findings for the statement of overriding consideration, and other related issues. This is a pretty unique circumstance, both in terms of LADBS to be the department considering certification, as well as the fact that it's an HCM, and as such we would be grateful for your team's time on this so that we can share with you some results of the work our client's team has done over the last several years on this project.

My best and my thanks for your consideration.

Aaron

Aaron Green

President

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

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aaron@afriat.com



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From: Frank Lara [<mailto:frank.lara@lacity.org>]

Sent: Tuesday, March 26, 2024 7:36 AM

To: Mike Ai

Cc: Aaron Green; Veronica Lopez; Hector Buitrago; Faruk Sezer

Subject: Re: Regarding <11973-11975 West San Vicente Boulevard> (Barry Building)

Hi Mike,

Yes, LADBS has just recently received the letter as well.

We are in the process of reviewing the information and recommendations in the letter and will also determine what public outreach is appropriate for LADBS for consideration of the certification.

Your request to provide information is noted and LADBS will take the appropriate action in that regard.

Thanks and feel free to check in as you see appropriate.

On Thu, Mar 21, 2024 at 12:02 PM Mike Ai <mike@afriat.com> wrote:

Hi Frank,

Thanks for all your help in reaching out to Planning. Attached is the transmittal letter from Planning to LADBS for the proposed demolition of the Barry Building, <11973 San Vicente Blvd> transmitted today March 21, 2024.

We would love an opportunity to meet to discuss the certification and demolition permit. Please let me know if you are available to meet in the next coming weeks.

Thank you,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

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Mike@Afriat.com



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From: Frank Lara [mailto:frank.lara@lacity.org]

Sent: Wednesday, March 13, 2024 12:56 PM

To: Mike Ai

Cc: Aaron Green; Veronica Lopez; Hector Buitrago

Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Mike,

We checked in recently and were told that "there was no update since the last time we corresponded". We will check in again in a few weeks.

On Wed, Mar 13, 2024 at 11:44 AM Mike Ai <mike@afriat.com> wrote:

Hi Frank,

I wanted to circle back on the transmittal letter from Planning to LADBS. We have been following up with Melina Zasadzien from Planning to ask that Planning transmit the letter to you all but have not been getting a response. Would it be possible for you to reach out to Melina to ask for the letter? Her contact is below.

Thanks,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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From: Mike Ai [mailto:mike@afriat.com]
Sent: Monday, January 15, 2024 3:11 PM
To: 'Frank Lara'
Cc: 'Aaron Green'; 'Veronica Lopez'; 'Hector Buitrago'
Subject: RE: Regarding [11973-11975 West San Vicente Boulevard](#) (Barry Building)

Hi Frank,

Thanks for the response. I will follow up after the certification letter comes though. If you have any questions in the meantime, please don't hesitate to reach out.

Thanks so much,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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From: Frank Lara [<mailto:frank.lara@lacity.org>]

Sent: Friday, January 12, 2024 4:35 PM

To: Mike Ai

Cc: Aaron Green; Veronica Lopez; Hector Buitrago

Subject: Re: Regarding [11973-11975 West San Vicente Boulevard \(Barry Building\)](#)

Hi Mike,

We prefer to see what Planning sends so we can determine if a meeting is appropriate at this time.

Feel free to check in a couple of weeks so I can provide you with more information.

Thanks

On Wed, Jan 10, 2024 at 11:30 AM Mike Ai <mike@afriat.com> wrote:

Hi Frank,

I am reaching out on behalf of Aaron Green, who is out sick. Our team learned that the certification letter from Planning certifying the EIR is expected to be released to LADBS in the next two weeks.

In preparation for the certification letter, our team wanted to inquire if you had some time to discuss next steps for the project. Linked below is a folder that contains several cost analysis reports related to the Barry Building. Our team would love the opportunity to brief you on these items.

[11973-11975 West San Vicente Boulevard \(Barry Building\) - Cost Analysis Documents](#)

Please let us know if you have some time in the next coming weeks.

Sincerely,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com



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From: Aaron Green [mailto:aaron@afriat.com]

Sent: Monday, November 13, 2023 1:40 PM

To: 'Frank Lara'

Cc: mike@afriat.com; 'Veronica Lopez'

Subject: RE: Regarding <11973-11975 West San Vicente Boulevard> (Barry Building)

Good afternoon Frank. I hope this finds you well.

I just wanted to reach out about this and see if your office is a little farther along and there might be a good time in the coming weeks for us to have a discussion about this? As a friendly reminder, I represent the applicant/property owner.

My best.

Aaron

From: Frank Lara [mailto:frank.lara@lacity.org]

Sent: Wednesday, October 18, 2023 10:44 AM

To: Aaron Green

Cc: mike@afriat.com; Veronica Lopez

Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Aaron,

We are still working on that process to address our responsibility related to the FEIR. Once that is complete, we will be better prepared to reply to outreach requests such as yours.

Sorry for the delay and feel free to check in as you feel appropriate, thanks.

On Mon, Oct 16, 2023 at 9:23 AM Aaron Green <aaron@afriat.com> wrote:

Moving Osama to BCC to spare his inbox...

Hi Frank – I hope you're well and that you had an enjoyable weekend.

I'm not sure if you or your team have had a chance to take a look at this matter yet, but I'm wondering if you'd be open to having a discussion with me and our CEQA counsel about this so that we can brief you on the background of this and my conversations with the Council Office, as I know this is not a typical situation.

Thanks and my best.

Aaron

From: Aaron Green [mailto:aaron@afriat.com]

Sent: Tuesday, September 26, 2023 9:42 AM

To: 'Osama Younan'

Cc: 'Frank Lara'; 'mike@afriat.com'

Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Osama – Thanks for letting me know.

My best, as always.

Aaron

From: Osama Younan [mailto:osama.younan@lacity.org]

Sent: Monday, September 25, 2023 9:24 PM

To: Aaron Green

Cc: Frank Lara; 'mike@afriat.com'

Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Aaron,

I will defer to Frak regarding this matter.

Thanks!

On Mon, Sep 25, 2023 at 2:43 PM Aaron Green <aaron@afriat.com> wrote:

Good afternoon Osama and Frank –

I hope this finds you both well.

I'm reaching out because my firm represents the property owner of the site referenced above, in Brentwood. It's my understanding that your office has recently discussed this matter with Planning, in particular as it relates to the demolition permit and the recently circulated FEIR for the demolition permit. My office has been working with CD11 and the community on this matter and it is my hope that either or both of you might be open to having a discussion with me and our client's CEQA counsel so that we could brief you on the background and details of our application and the FEIR.

If either of you are open to having that conversation, please let me know what might be a convenient time to connect.

My sincere thanks, as always, for your time and consideration.

Aaron

Aaron Green
President
The Afriat Consulting Group, Inc.
<4107 Magnolia Boulevard>
<Burbank, CA 91505>
818.450.2779 O
818.422.8124 C
aaron@afriat.com

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Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies

Los Angeles Dept. of Building & Safety

201 N. Figueroa St., Suite 1080

Los Angeles, CA 90012

(213) 482-6805 main

(213) 482-0447 direct

E-mail: frank.lara@lacity.org

2 attachments

 **Attachment 1.pdf**
269K

 **Attachment 2.pdf**
292K

Sean Silva <sean.silva@lacity.org>

Thu, Apr 11, 2024 at 5:47 PM

To: Aaron Green <aaron@afriat.com>

Cc: Faruk Sezer <faruk.sezer@lacity.org>, Frank Lara <frank.lara@lacity.org>, Hector Buitrago <hector.buitrago@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, Veronica Lopez <veronica.lopez@lacity.org>, mike@afriat.com

Hi Aaron, all,

Thanks for including us. Frank, please let us know if and how CD11 can assist, or if you need anything from us.

Open to a call/meeting as needed.

All the best,
Sean


Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park ★ 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |
   

***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

[Quoted text hidden]

Frank Lara <frank.lara@lacity.org>

Tue, Apr 16, 2024 at 8:49 AM

To: Aaron Green <aaron@afriat.com>

Cc: Veronica Lopez <veronica.lopez@lacity.org>, Hector Buitrago <hector.buitrago@lacity.org>, Faruk Sezer <faruk.sezer@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, sean.silva@lacity.org, mike@afriat.com

Hi Aaron,

Thank you for the kind words on my pending retirement.

LADBS is considering the recommendations from DCP and also what other information would be helpful for LADBS to certify a very lengthy and complex EIR.

I or Veronica Lopez will have additional information to share in a short time. Also thank you for presenting a proposed certification document.

[Quoted text hidden]

--

[Quoted text hidden]

2 attachments

 Attachment 1.pdf
269K

 Attachment 2.pdf
292K



Sean Silva <sean.silva@lacity.org>

Updated invitation: Cultural Heritage Commission (CHC) @ Thu Sep 5, 2024 10am - 12pm (PDT) (Jeff Khau)

1 message

Sean Silva <sean.silva@lacity.org>
Reply-To: Sean Silva <sean.silva@lacity.org>
Cc: Jeff Khau <jeff.khau@lacity.org>

Mon, Aug 26, 2024 at 12:14 PM

This event has been updated

Changed: description

Hi Jeff,

I hope you are doing well. I just wanted to share a few Barry Building updates. We have received confirmation from Ken Bernstein, that the first City hearing will be before the **Cultural Heritage Commission (CHC) on September 5, 2024 at 10:00 AM**. The meeting will be a hybrid meeting so attendance can be in person or over Zoom. We are working to organize our supporters to have a strong turnout for the hearing. Please let us know if you all plan to send a representative to support the demolition.

I also wanted to share with you the most recent letters that were submitted regarding the Barry Building. Please find attached letters regarding from Alston & Bird. The first is a letter outlines why it is appropriate for CHC to recommend that DBS prepare a statement of overriding consideration and issue the demolition permit. The second letter is related to the Soft Story Retro Fit Time Extension Request.

Let me know if you have any questions,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

[4107 Magnolia Boulevard](#)

[Burbank, CA 91505](#)

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com

Applicants, Preparers, Property Owners, and/or Owners' Representatives:

The next meeting of the Cultural Heritage Commission is scheduled for Thursday, September 5, 2024, at 10:00am. It will be a [hybrid meeting](#) held both in person in Los Angeles City Hall, Room 1010, [200 North Spring Street, Los Angeles, CA 90012](#) and via Zoom.

The agenda is available online here: <http://planning.lacity.gov/dcpapi/meetings/document/77333>. In preparation for the meeting, below are the deadline for submitting a presentation and important instructions for presenting. Note that all parties who are planning to present to the Commission on an agendized item must attend the meeting in person.

Please find the staff recommendation report for the Barry Building, HCM #887, located at [11973-11975 San Vicente Boulevard](https://planning.lacity.org/plndoc/Staff_Reports/2024/09-05-2024/Barry_Building_HCM_887_Staff_Report.pdf) linked to from the agenda here: https://planning.lacity.org/plndoc/Staff_Reports/2024/09-05-2024/Barry_Building_HCM_887_Staff_Report.pdf.

Presentations

Applicants and property owners are typically given ten minutes to present to the Commission. All presentations, in the form of a PowerPoint or PDF, will need to be submitted in advance. Please e-mail the PDF or PowerPoint file of your presentation with slide numbers in the top lefthand corner to the Cultural Heritage Commission Office at chc@lacity.org by 5:00pm on Friday, August 30, 2024.

Attendance

Please e-mail the Commission Office at chc@lacity.org by Tuesday, September 3, and identify the person to speak on an agenda item as part of the presentation (as an applicant, preparer, property owner, or owner's representative). Include the following information:

1. Case Number/Agenda Item you represent
2. Full Name

Instructions for Presenting

Please plan to have a printed script as you will not be able to use your own laptop to present. A remote control will be provided for you to be able to advance the slides.

Note that you will need to submit a speaker card to the Commission Office ahead of your item being called. Speaker cards will be available in the meeting room near the entrance.

Instructions for Public Comments

Members of the public, outside of the applicant or ownership team, who wish to provide public

comment will be able to attend in person or listen or view the [hybrid meeting](#) via Zoom. Speakers are typically given 1-2 minutes to speak and those attending in person will need to submit a speaker card to the Commission Office ahead of the item being called.

Information for accessing the meeting remotely via Zoom is available on the agenda.

Submission Procedures

The submission procedures for the Commission can be found online here: https://planning.lacity.org/odocument/ee0ea0cc-6f40-4b0e-aa8c-d0361b0d24e4/ROP_CHC.pdf. To accommodate hybrid meetings, they have been revised. Please see the meeting agenda and below:

Initial Submissions not limited as to volume [*does not include presentations for the hearing*], must be received by the Commission Secretary no later than by 4:00 p.m. on the Thursday prior to the week of the Commission meeting. Materials are to be delivered electronically to chc@lacity.org.

Secondary Submissions in response to a Staff Recommendation Report or additional comments must be received electronically no later than 24-hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to chc@lacity.org. Photographs do not count toward the page limitation.

Day of Hearing Submissions within 24 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs. Day of Hearing Submissions are to be submitted electronically to chc@lacity.org and 12 hard copies must be submitted at the in-person meeting. Submissions that do not comply with these rules will be stamped “File Copy. Non-Complying Submission.” Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

Thank you.

Best regards,

Melissa

When

Thursday Sep 5, 2024 · 10am – 12pm (Pacific Time - Los Angeles)

Location

Los Angeles City Hall, [200 N Spring St, Los Angeles, CA 90012, USA](https://www.lacity.org/200-n-spring-st)

[View map](#)

[View map](#)

Guests

Sean Silva - organizer

Jeff Khau - optional

[View all guest info](#)

Reply for jeff.khau@lacity.org (your attendance is optional)

Yes

No

Maybe

More options

 [invite.ics](#)
10K

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: March 21, 2024

TO: Osama Younan, General Manager
Frank Lara, Director
Department of Building and Safety

FROM: Milena Zasadzien
Principal City Planner
Department of City Planning

SUBJECT: **PROPOSED DEMOLITION OF BARRY BUILDING, 11973 SAN VICENTE BLVD**

In 2007, the Los Angeles City Council adopted the City of Los Angeles Cultural Heritage Commission's (CHC's) recommendation to designate the Barry Building, located at 11973-11975 San Vicente Boulevard (Project Site), as Historical-Cultural Monument (HCM) No. LA-887. In 2019, the property owner of the Barry Building applied for permits to demolish the building, with no further plans for development of the Project Site. The City of Los Angeles has codified two separate processes for consideration of the issuance of demolition permits for HCMs, such as the Barry Building. One of the processes is codified in Los Angeles Municipal Code (LAMC) Section 91.106.4.5 and is administered by the Los Angeles Department of Building and Safety (DBS) (DBS Process). The other process is codified in Los Angeles Administrative Code (LAAC) Sections 22.171.14 and 22.171.15 and involves the CHC and potentially the City Council (CHC Process). Both processes require compliance with the California Environmental Quality Act (CEQA). As the Barry Building has been designated as an HCM, it is considered a Historical Resource under CEQA Guidelines, Section 15064.5(a)(2). Demolition of a Historical Resource would cause an unavoidable substantial adverse change in the environment requiring preparation of an Environmental Impact Report (EIR). As such, an EIR has been prepared by the Department of City Planning (DCP), in accordance with CEQA, to serve as an informational document for public agency decision-makers and the general public regarding the objectives and environmental impacts of the demolition of the Barry Building. This memo serves to provide information to DBS related to the certification of the EIR.

PROJECT DESCRIPTION:

The 11973 San Vicente Boulevard Project (Project) consists of demolition of the existing two-story commercial building, commonly referred to as the Barry Building. The existing building is an HCM that has been vacant and fenced since 2017. Once demolition activities are complete, the portion of the Project Site that currently contains the Barry Building would be a vacant lot, and the existing surface parking lot would remain. A landscaped buffer would be installed along the southern boundary of the Project Site (fronting San Vicente Boulevard). No future development of the Project Site is proposed or considered as part of the Project.

ENVIRONMENTAL IMPACT REPORT:

The City of Los Angeles (City), as Lead Agency, has evaluated the environmental impacts of implementation of the Project by preparing an EIR (Case No. ENV-2019-6645-EIR/State Clearinghouse No. 2020110210). The EIR was prepared in compliance with the California Environmental Quality Act of 1970 (CEQA), Public Resources Code (PRC) Section 21000 et seq. and the California Code of Regulations Title 15, Chapter 6 (CEQA Guidelines).

CEQA Section 21002 provides that "public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the

significant environmental effects of such projects[.]” The procedures required by CEQA “are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.” CEQA Section 21002 goes on to state that “in the event [that] specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.”

The mandate and principles announced in CEQA Section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. (See CEQA Section 21081[a]; CEQA Guidelines Section 15091[a].) For each significant environmental impact identified in an EIR for a proposed project, the approving agency must issue a written finding, based on substantial evidence in light of the whole record, reaching one or more of the three possible findings, as follows:

- 1) Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant impacts as identified in the EIR.
- 2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been, or can or should be, adopted by that other agency.
- 3) Specific economic, legal, social, technological, other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR.

With respect to a project for which significant impacts are not avoided or substantially lessened either through the adoption of feasible mitigation measures or feasible environmentally superior alternatives, a public agency, after adopting proper findings based on substantial evidence, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project’s benefits rendered acceptable its unavoidable adverse environmental effects. (See CEQA Guidelines Sections 15093 and 15043[b]; and CEQA Section 21081[b].)

PROCEDURE UNDER THE CITY’S BUILDING REGULATIONS:

The Building Code’s procedure for the approval of a demolition permit to demolish an HCM is set forth in LAMC Section 91.106.4.5. The EIR prepared for the Project has been completed in compliance with CEQA, and therefore DCP recommends that DBS certify the information and analysis presented in the EIR. The EIR concluded that the demolition of the Barry Building would result in significant and unavoidable historic resource impacts to the HCM. Pursuant to LAMC Section 91.106.4.5, if the CEQA Initial Study and Check List determines the building or structure meeting the requirements is “significant,” DBS shall not issue the permit to demolish, alter, or remove the building or structure without first finding that specific economic, social, or other considerations make infeasible the preservation of the building or structure. DBS’s determination to either issue or not issue a demolition permit is appealable to the Board of Building & Safety Commissioners (Board), pursuant to LAMC Section 98.0403.1(b)(2). In addition, the decision of the Board to certify an EIR, adopt a negative declaration or mitigated negative declaration or determine, in writing, that a project is not subject to CEQA, is appealable to the City Council pursuant to LAMC Section 197.01.

CEQA Environmental Findings in accordance with the requirements listed above, to either issue or not issue demolition permits for the Project, have not yet been prepared and are not being presented at this time. DCP recommends that DBS certify the information and analysis presented in the EIR, which may then be considered in DBS’s decision to issue or not issue the demolition permit.

RECOMMENDED ACTIONS:

Certify that the following:

1. The 11973 San Vicente Boulevard Project Final EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
2. The 11973 San Vicente Boulevard Project Final EIR was presented to the Department of Building and Safety (DBS) as a decision-making body of the lead agency and DBS reviewed and considered the information contained in the EIR prior to approving the project; and
3. The 11973 San Vicente Boulevard Project Final EIR reflects the independent judgment and analysis of the lead agency.

Regarding DBS's decision to issue or not issue the demolition permit, in the event that a demolition permit is issued by DBS, additional CEQA actions on the Project would need to occur, including the adoption of Environmental Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring Program.

VINCENT P. BERTONI, AICP
Director of Planning


Milena Zasadzien
Principal City Planner
Milena.Zasadzien@lacity.org
213-847-3636


Mindy Nguyen
Senior City Planner

DATE

Members, Los Angeles Cultural Heritage Commission
Department of City Planning
200 N Spring St
Los Angeles, CA 90012

Re: Demolition of 11973 San Vicente Blvd, aka The Barry Building

Dear Members of the Cultural Heritage Commission:

As this Commission knows, I am a champion of the preservation of some of our City's most vibrant and important historic and cultural resources. As the Councilmember to the 11th District, I have the privilege of having numerous historic gems in the communities I represent. In addition, the 11th District is home to some of our City's most important cultural resources, many of which are vital to preserve. As my recent efforts to save the Marilyn Monroe house demonstrated, when it comes to preserving the historic fabric of our City, I don't back down from a fight.

At the same time, when evaluating what is important to preserve, we must carefully consider all of the various factors that go into preservation. In particular, when public safety and community voices strongly call for moving forward from our past toward a safer and better future, we need to take action.

The Barry Building in Brentwood is subject to the City of Los Angeles Soft Story Ordinance, which mandates seismic retrofitting for older buildings that are susceptible to collapse during an earthquake. Unfortunately, the Barry Building's structural deficiencies and the extent of necessary upgrades make retrofitting impractical and financially infeasible. Because of these and additional reasons described below, I am writing to express my support for the approval of the demolition permit for the property located at 11973 – 11975 San Vicente Boulevard, Los Angeles, California 90049, commonly known as the Barry Building.

While I recognize the historical significance of the Barry Building, its current condition presents substantial safety concerns that cannot be adequately addressed through any method other than demolition. The building's outdated facilities and structural vulnerabilities pose too great a risk to public safety. In addition, there is strong community support for the demolition of this building and the turning of a new page at this highly-visible location along San Vicente Boulevard in Brentwood.

Environmental Impact Report (EIR)

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, prepared an Environmental Impact Report (EIR) for the proposed demolition of the Barry Building. In 99.99% of cases, an EIR is not required for the issuance of a demolition permit, however, in this case, because the building is a designated Historic Cultural Monument with the City,

an EIR is required to assess potential environmental impacts of the demolition. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of CEQA, for a 60-day public review period from February 16, 2023 to April 18, 2023. At the request of the public and with the support of my office, the comment period was extended an additional 15 days, for a total of 75 days of review.

The Final EIR was released on September 11, 2023, and includes a response to comments received during the public review period and revisions to the Draft EIR in response to input received. The Draft EIR and the Final EIR, combined, include more than 30 technical reports from various experts and consultants and more than 700 pages of analysis and review.

The EIR identified a single significant and unavoidable impact, the loss of a historic resource. However, CEQA provides that when a project will result in a significant and unavoidable impact, the lead agency must state in writing the reasons to support its decision to approve a “project” (in this case the demolition permit) despite a significant environmental impact. That statement is called the Statement of Overriding Consideration (SOC).

Statement of Overriding Consideration (SOC)

The Los Angeles Department of Building and Safety, as the lead agency for the EIR, can adopt an SOC based on a single project benefit if it finds that the benefit of the building’s demolition outweighs the project’s significant environmental impact of the loss of a historic resource. In this instance, there is more than ample evidence in the administrative record to support the adoption of a SOC.

The Barry Building, which has sat vacant for years, is an eyesore in our community and has become an attractive nuisance to criminals. Just recently, the building was ransacked and stripped of its copper wire by thieves. As mentioned above, it is seismically unstable, and in the event of a significant seismic event, it could pose a real and serious life-safety threat to the public.

While the building is technically a historic resource, it does not rise to the significance of many of our greater historic and cultural resources that merit preservation. The EIR and the economic feasibility analysis provided by the applicant confirm that there are no feasible alternatives or mitigation measures that would avoid an impact to the historic resource when demolishing it. Therefore, I support the adoption of an SOC that finds that each of the project’s benefits listed below outweigh and override the significant unavoidable impact relating to demolition of the building:

1. Removal of an existing safety hazard and seismically unsafe structure in an economically feasible manner.
2. Removal of a potential attractive nuisance for vandals, transient populations, loitering, and other unlawful behavior.
3. Clear the existing property of noncompliant structures in a manner that will not preclude any future development consistent with existing zoning.
4. Comply with the Soft Story Ordinance, which provides that “at the owner’s option,” the building is demolished within the time limits as specified in the Soft Story Ordinance.

Community Support for Approval of Demolition Permit

Over the past several years, the property owner has conducted extensive community outreach, securing letters of support for the building's demolition. That support includes the South Brentwood Resident Association, the Brentwood San Vicente Chamber of Commerce, Abundant Housing LA, 16 letters of support from neighbors, and 38 supporter cards from neighbors within 1,000 ft. of the Barry Building. The property owner's representatives went door to door informing the community of the owner's intention to demolish the building, and the broad majority of the community informed the owner's team that they look forward to seeing the building demolished.

Voluntary Preservation Covenant

Moreover, I am pleased to inform you that my office has worked diligently with the property owner on a number of issues related to this demolition, and that work has resulted in the property owner voluntarily committing to place a covenant on the property that ensures the preservation several notable character-defining features of the Barry Building. This covenant will mandate that key elements such as the iconic staircase and benches will be carefully preserved, stored and integrated into any development at the site. By doing so, we will be able to honor the historical significance of these features while also addressing the pressing safety and community concerns posed by the existing building.

In conclusion, while the Barry Building holds some historical value, its current condition and the mandate of the City's Soft Story Ordinance necessitates its demolition for the safety and well-being of the Brentwood community. The voluntary covenant to preserve the benches and staircases reflects my commitment to balancing historical preservation with modern safety standards and community needs. I respectfully urge the Cultural Heritage Commission to recommend the approval of the demolition permit and certification of the EIR with a SOC, allowing the residents of Brentwood to move forward with the next chapter of their history on this vibrant stretch of San Vicente Boulevard.

Sincerely,

Traci Park
Councilmember, 11th District

DRAFT

PRESERVATION COVENANT

This Historic Staircase Preservation Covenant (“COVENANT”) is entered into by and between [property owner] (hereinafter “OWNER”) and the CITY OF LOS ANGELES, [acting by and through AGENCY], a municipal corporation (hereinafter “CITY”). City and Owner desire to enter into this agreement to preserve designated elements of historical significance of a structure located on the PROPERTY as described herein. (OWNER and CITY shall each be referred to individually herein as a “Party,” and collectively, as the “Parties.”)

RECITALS

WHEREAS, OWNER possesses fee title in and to that certain real property, together with associated structures and improvements thereon commonly known as the “Barry Building,” located at the street address 11973-11975 West San Vicente Boulevard (hereinafter the “PROPERTY”). A legal description of the PROPERTY is attached hereto as Exhibit “A” and is incorporated herein by reference.

WHEREAS, Improvements located on the PROPERTY include two curvilinear steel-and-concrete staircases consisting of “floating” concrete treads in steel pans supported on triangular concrete mono stringers, with metal pipe railings with their architectural pierced concrete super structure, without the foundations (“STAIRCASES”) and two benches located in an outdoor courtyard (“BENCHES”) as described in Exhibit B.

WHEREAS, The STAIRCASES are a character-defining feature of the Barry Building courtyard and as such have independent historical value.

WHEREAS, CITY endeavors to preserve, when feasible, character-defining features of historic buildings located within the CITY.

WHEREAS, the STAIRCASES and BENCHES will be removed from their existing foundation for future preservation as described in the Barry Building Stairs & Benches Safekeeping Report prepared by HKA and attached hereto as Exhibit B (hereinafter referred to as the “HKA PRESERVATION PLAN”), and is incorporated herein by reference.

WHEREAS, CITY and OWNER now desire to enter into this COVENANT to protect and preserve certain elements of historical significance currently located on the PROPERTY.

NOW, THEREFORE, Owner and the City agree as follows:

AGREEMENT

1. **Effective Date and Term.** The effective date of this COVENANT shall commence on the date it is recorded against the PROPERTY (“EFFECTIVE DATE”), and shall remain in effect for a term of ten (10) years thereafter (“EFFECTIVE TERM”).

2. Covenant Running with the Land. This COVENANT constitutes a covenant running with the PROPERTY, and all successive future owners of the PROPERTY shall have the same obligations as the OWNER for as long as the COVENANT is in effect. OWNER covenants and agrees for itself, its successors and assigns and every successor-in-interest to the PROPERTY, or any portion thereof, to be bound by the terms, conditions and restrictions of this COVENANT.
3. Provision of Information of Compliance. OWNER hereby agrees to furnish CITY with any and all information reasonably requested by the CITY that is necessary to determine compliance with the terms and provisions of this COVENANT.
4. Standards for Preservation of the STAIRCASES and the BENCHES. During the EFFECTIVE TERM of this COVENANT, the PROPERTY shall be subject to the following conditions, requirements and restrictions:
 - a. The STAIRCASES and BENCHES shall be separated and removed from the structures to which they are currently attached according to the HKA PRESERVATION PLAN before or during the planned demolition of the remainder of the Barry Building. In the event that one or more of the STAIRCASES or the BENCHES cannot be safely or feasibly removed without damaging or deconstructing them, the OWNER shall repair or reconstruct them when integrated into a new development at the PROPERTY."
 - b. During removal of the STAIRCASES, OWNER shall preserve and maintain the characteristics of the STAIRCASES, namely the curvilinear steel-and-concrete "floating" style.
 - c. For purposes of this COVENANT, REINCORPORATION means either (i) the physical installation, placement, or incorporation of the STAIRCASES and BENCHES into any new building, structure, or other physical improvement that is constructed on the (X) PROPERTY, (YY) any parcel adjacent to the PROPERTY ("ADJACENT PARCEL") or (ZZ) any nearby parcel that may be part of a future development project that includes the PROPERTY ("OTHER PARCELS") in a manner that retains their current design features; or (ii) if the STAIRCASES or BENCHES are not physically attached to any new structure, then the STAIRCASES and BENCHES shall be prominently displayed in a common open space area on the PROPERTY or on an ADJACENT OR OTHER PARCEL a manner that provides clear visibility of the STAIRCASES to users and visitors of said PROPERTY or parcel. Under either the REINCORPORATION option listed in (i) and (ii) of this Section 4.a, the STAIRCASES and BENCHES shall be placed in a manner that reflects their historic character, as determined by a licensed architect specializing in the preservation of historic resources.
 - d. OWNER shall store and preserve the STAIRCASES and the BENCHES on or off the PROPERTY, to the best of its ability in a manner that allows for REINCORPORATION of the STAIRCASES and BENCHES according to the terms of this COVENANT.

- e. OWNER shall be responsible for all costs associated with the storage and preservation of the STAIRCASES and BENCHES until such time as REINCORPORATION occurs according to the terms of this Covenant.
- f. OWNER shall effectuate REINCORPORATION of the STAIRCASES and BENCHES on the PROPERTY or any ADJACENT OR OTHER PARCEL within two (2) years of the completion of a future building or ancillary improvement on the PROPERTY or any ADJACENT OR OTHER PARCEL.
- g. OWNER shall include a placard or sign at the location of the REINCORPORATION noting the architect and original construction date of the STAIRCASES and BENCHES.

5. Recordation. No later than thirty (30) days after the parties execute and enter into this COVENANT, OWNER shall cause this Covenant to be recorded against the PROPERTY in the Office of the County Recorder of the County of Los Angeles.
6. Amendments. This Covenant may be modified or amended only by a written document executed by both OWNER and CITY. Such document shall expressly state that it is intended by the parties to amend the terms and conditions of this COVENANT.
7. Waiver. The waiver by either party of a breach by the other of any provision of this Covenant shall not constitute a continuing waiver or a waiver of any subsequent breach of either the same or a different provision of this COVENANT.
8. No Third Party Rights. The parties intend not to create rights in, or to grant remedies to, any third party as a beneficiary of this COVENANT or of any duty, covenant, obligation, or undertaking established herein.
9. Severability. Should any part of this COVENANT become impossible or be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid, or beyond the authority of either party to enter into or carry out, such decision shall not affect the validity of the remainder of this COVENANT, absent the unexcised portion can be reasonably interpreted to give effect to the intentions of the parties.
10. Compliance with Laws. In the performance of this COVENANT, OWNER shall abide by and conform to any and all applicable laws of the United States, the State of California, and the City.
11. Controlling Law. This COVENANT and all matters relating to it shall be governed by the laws of the State of California.
12. Whole Agreement. This COVENANT constitutes the entire understanding and agreement of the parties. This COVENANT integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof.

13. Authority to Execute COVENANT. Each person executing this COVENANT represents that he or she has the full legal right, power and authority to execute and deliver this COVENANT and to bind the Party for whom such individual is signing and to cause such Party to perform its obligations hereunder.
14. Construction of this COVENANT. Each of the Parties has cooperated in the drafting and preparation of this COVENANT and, therefore, any construction of the intent of the Parties or language hereof to be made by a court or arbitrator shall not be construed against any of the Parties.
15. Benefit Inuring to Others. This COVENANT shall be binding upon and inure to the benefit of each of the Parties and their respective representatives, heirs, devisees, successors and assigns.
16. Multiple Copies of COVENANT. Multiple copies of this COVENANT may be executed but the parties agree that the agreement on file in the office of City's City Clerk is the version of the agreement that shall take precedence should any differences exist among counterparts of the document.

IN WITNESS WHEREOF, OWNER has executed this COVENANT, and the CITY, through its _____, has executed this COVENANT on the dates provided below.

[ADD SIGNATURE BLOCKS]

EXHIBIT A

Description of the Property

EXHIBIT B

Barry Building Stairs & Benches Safekeeping Report Prepared by HKA



JAVIER NUNEZ
PRESIDENT

JACOB STEVENS
VICE PRESIDENT

CORISSA HERNANDEZ
MOISES ROSALES
NANCY YAP

KAREN BASS
MAYOR

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

May 9, 2024

The Honorable Cultural Heritage Commission
Department of City Planning
Office of Historic Resources
200 North Spring Street
Room 525
Los Angeles, CA 90012

Re: Demolition Permit Application for The Barry Building, located at 11973 West San Vicente Boulevard, Los Angeles Historic Cultural Monument No. 887

Dear Honorable Commissioners:

Under Los Angeles Municipal Code (LAMC) Section 91.106.4.5, the Los Angeles Department of Building and Safety (LADBS) has the responsibility for the issuance of demolition permits for officially designated buildings or structures like the property referenced above.

LAMC Section 91.106.4.5 provides as follows:

91.106.4.5. Permits for Historical and Cultural Buildings. The department shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of historic cultural monuments, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the California Environmental Quality Act Initial Study and Check List, as specified in Section 19.05 of the Los Angeles Municipal Code. If the Initial Study and Check List identifies the historical or cultural asset as significant, the

permit shall not be issued without the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure.

Pursuant to this Section, the applicant paid for the preparation of an Environmental Impact Report (EIR). The Department of City Planning prepared an EIR and transmitted it to LADBS on March 21, 2024 with a recommendation that LADBS certify the EIR as adequate and complete. The EIR concluded that issuance of the demolition permit will result in significant unavoidable adverse impacts due to the loss of a historic resource.

The EIR must be certified before LADBS may issue a demolition permit. Additionally, before LADBS may issue a demolition permit, LADBS will need to adopt a statement of overriding considerations setting forth the specific reasons why the City finds that the project's benefits rendered acceptable its unavoidable adverse environmental effects because the significant unavoidable adverse impacts of demolition cannot be avoided or substantially lessened either through the adoption of feasible mitigation measures or feasible environmentally superior alternatives.

To assist LADBS in determining whether to certify the EIR and/or adopt a statement of overriding considerations, LADBS requests the Cultural Heritage Commission, the City's expert on historic resources, to provide a recommendation to LADBS on whether to take these actions including what the Commission believes may be substantial evidence in the record that should be considered in the preparation of a statement of overriding considerations if necessary.

LADBS requests the Commission hold a hearing for review and comment on the EIR and justification for the issuance of a statement of overriding considerations.

For any inquiries related to this letter, please contact Faruk Sezer, Assistant Director for the Government and Community Relations Division via email at Faruk.Sezer@lacity.org.

Faruk Sezer

FARUK SEZER, P.E.
Assistant Director
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July 15, 2024

Ken Bernstein
Principal City Planner
Office of Historic Resources
Los Angeles, California
ken.bernstein@lacity.org

Re: 11973 San Vicente Boulevard Project / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210 (“Barry Building”)

Dear Mr. Bernstein,

This firm represents the Project Applicant in the above-referenced matter, in which the Project Applicant seeks one permit from the City of Los Angeles (City)—a demolition permit (“Demo Permit”). On May 9, 2024, the Department of Building and Safety (DBS) issued a written request to Cultural Heritage Commission (CHC) for their recommendation on adoption of a Statement of Overriding Considerations (SOC) pursuant to the California Environmental Quality Act (CEQA).¹ The purpose of an SOC is to document a finding that the benefits of a project outweigh the project’s significant and unavoidable impacts as balanced by the decision-maker. “If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposal project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered ‘acceptable.’” (Cal. Code Regs., tit. 14, § 15093.)

¹ DBS’s May 9th request also sought CHC’s recommendation with respect to certification of the Environmental Impact Report (EIR) prepared for the Demo Permit as to its legal adequacy under CEQA. The Department of City Planning (Planning Dept.) prepared the EIR in compliance with CEQA, published the Final EIR in September 2023, and recommended on March 21, 2024 that DBS certify the information and analysis presented in the EIR as compliant with CEQA. (See Attachment C.) Since the Planning Dept. recommended certification of the EIR, the Project Applicant requests that CHC concur with that recommendation.

To aide CHC in weighing the balance of the Demo Permit's benefits and unavoidable impacts in support of an SOC, we provide the following information and analysis below. In addition, a draft SOC is provided for consideration. (See Attachment A.)

I. Background

Located at 11973 San Vicente Boulevard, the Barry Building is a two-story commercial building which was designated as an Historic-Cultural Monument (HCM) No. LA-887 in 2007 for its Mid-century Modern commercial architectural style.² The Barry Building is currently seismically unsound and is not suitable for occupancy. On October 21, 2014, the property was inspected by DBS. Based on their inspection of the Property, DBS determined that the Barry Building falls within the scope of Division 93, Article I, Chapter IX of the Los Angeles Municipal Code (Los Angeles Municipal Code (LAMC) § 91.9300 et seq.), titled *Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Soft, Weak or Open Front Walls* (also known as the “Soft Story Ordinance”). In early 2018, DBS issued an Order to Comply with the Ordinance to the Project Applicant (building owner).³ Compliance requires either retrofitting or demolishing of the building. (LAMC § 91.9305.1.) The Project Applicant filed an application for a demolition permit from DBS in 2019 in order to comply with DBS’s order regarding the Soft Story Ordinance. (See Appendix B-1 to the FEIR.) This permit request triggered the need to complete an Environmental Impact Report (EIR).

II. Structural Integrity of the Barry Building

Upon inspection of the site, DBS determined that the Barry Building is subject to the Soft Story Ordinance as it has a “soft story” likely to suffer significant damage during or after an earthquake. As a result, the building must comply with the Soft Story Ordinance or face penalties.⁴ The Barry Building must either undergo seismic retrofitting or demolition to meet the minimum seismic standards outlined in the Soft Story Ordinance.⁵

Englekirk Structural Engineers prepared a technical report dated June 1, 2021 (Appendix H-2 of the Draft EIR) to evaluate the work required to retrofit the existing building to conform to the City’s Soft Story Ordinance (see ‘Phase I’ discussion). As the Englekirk report notes, the south

² The Barry Building has not been designated or deemed eligible for designation under state or federal historic codes.

³ The building has been vacant since 2017.

⁴ Previously, the Project Applicant proposed redevelopment of the site (“Green Hollow Square Project”) however this project faced significant opposition and the entitlement application was withdrawn.

⁵ Given, among other reasons, the time it has taken to prepare an EIR, the Applicant was required to obtain an extension of the deadline to comply with the Soft Story Ordinance. The current deadline by which DBS is requiring the Applicant to comply with the Soft Story Ordinance is August 9, 2024. The Applicant will be submitting another request to extend the deadline this week.

wing of the building that faces San Vicente Boulevard utilizes a pass-through at the ground floor that accesses the interior courtyard. As a result, there are no bearing walls that extend to the foundation and instead the second floor is supported on a series of isolated steel columns. The seismic retrofit scheme to correct this “soft story” consists of steel moment frame structures that are located within the Barry Building and are supported on new concrete footings. These steel moment frame structures provide lateral bracing for the south wing. In addition, new wood shear walls would be installed to minimize architectural impact on the Barry Building. This scheme is depicted in the sketches attached on pages 3-8 of this report.

However, in addition to the seismic work required to comply with the Soft Story Ordinance, additional structural retrofitting work is also needed on the remaining wings to make the building safe for occupancy. (See Appendix H-3 to the DEIR.) Englekirk Structural Engineers’ analysis found that the Barry Building’s seismic force resisting system is highly overstressed. The report notes several structural deficiencies in the Barry Building. For example, (1) interior demising walls do not form a complete seismic-force-resisting system or a complete lateral bracing system; (2) vertical elements of the seismic-force-resisting system are discontinuous between floors; (3) the north, east, and west wings range from being 190% - 650% overstressed; (4) the steel posts in the south wing do not possess any lateral resistance, so a possible collapse of this wing could result during a seismic event; (5) there is no existing wall or lateral resisting element to resist seismic loads in the south wing, so significant lateral displacement may be expected during a seismic event; and (6) the demand over capacity ratios for the typical diaphragm at the roof and second floor is highly overstressed.

Englekirk identified and prepared a seismic retrofit scheme that outlines the work required to address the issues identified above. (This report is included as Appendix G to the DEIR.) This work includes new and strengthened wood shear walls, new foundations to support the seismic loads resisted by the new shear walls, and adding and strengthening the first floor, second floor, and roof diaphragms among other work.

Section 91.9308 of the Soft Story Ordinance applies specifically to historic buildings, and notes that “qualified historical buildings shall comply with the requirements of the California Historical Building Code.” This Code allows for a building retrofit to meet 75% of the current Building Code forces. However, upon examination of the Barry Building and its current very high levels of overstress (up to 650%), Englekirk determined that significant retrofitting was needed, and that the work identified in their Seismic Assessment was still required if the Historical Building Code were applied. (See Appendix I of the FEIR.)

In addition to the extensive seismic work that would be required to retrofit the Barry Building, significant work is needed to update the building in compliance with the Americans with Disabilities Act (ADA). Gruen Associates conducted a site visit and examined various aspects of the Barry Building. Their analysis identifies the elements of the structure(s) that are currently out of compliance with the ADA. (This report is Appendix H-5 to the DEIR.) The report identifies several instances of significant non-compliance with the ADA. For example, the second story is

currently not accessible; there is no accessible women's restroom; all doors, thresholds and landings are not sufficiently sized for wheelchair or accessibility device access which requires significant renovation to tenant spaces; and the two-lane driveway to the east does not have a legal sidewalk width. In addition, a number of other issues were identified that would require modification of the Barry Building or surrounding property.

Many of the required renovations call for costly and systematic modifications to the building components which overlap with the key character defining features and potentially overall building functionality. See pages 9-34 of the report for photographs of the identified noncompliant conditions. A total of 37 different ADA upgrades are recommended to bring the Barry Building into full ADA compliance.

These extensive renovations are required despite the fact that the building's owner has performed routine maintenance and upkeep. (See Appendix I and Appendix O of the FEIR.) The Barry Building's structural issues, including necessary seismic upgrades and ADA compliance, mean that re-occupation of the building would be an infeasibly costly effort, as discussed in Section IV below.

Reports describing the renovation work to make the Barry Building suitable for re-occupancy were included in the EIR and are listed below for reference.

- Seismic Assessment, Englekirk Structural Engineers, June 6, 2022 (DEIR Appendix G)
- Letter from Englekirk Structural Engineers regarding Two Phases of Structural Work Required by Barry Building, June 1, 2021 (DEIR Appendix H-2)
- Letter from Englekirk Structural Engineers clarifying Application of Soft Story Ordinance to Barry Building Wings, June 3, 2022 (DEIR Appendix H-3)
- Barry Building ADA Upgrade Requirements, Gruen Associates, June 2021 (DEIR Appendix H-5)

The expert opinions provided by Englekirk Structural Engineers, Gruen Associates, and Historic Resources Group as provided in the EIR regarding seismic safety, ADA upgrades, and Building Code compliance are uncontroverted. No agency, individual, or expert has challenged the scope or necessity of the renovations described for future occupancy or reuse of the building.

This extent of technical analysis was required as the application of the Soft Story Ordinance to a historic building is a unique occurrence. We reviewed a copy of the Soft Story Building inventory list obtained from DBS, and of the 12,440 buildings on that list, *only four*, including the Barry Building, are designated as HCMs. Only 0.032% of HCMs are subject to this ordinance. An order for an HCM to comply with the Soft Story Ordinance is an extremely rare situation and is not one that is widely applicable to other historic buildings. (See FEIR Appendix M.) Retrofitting and rehabilitating an HCM to comply with the Soft Story Ordinance is logically and technically challenging, and a process that could impact the historic structure of the building if attempted. In

addition, this work would impact the availability or quality of the rentable space due to the extent of retrofitting required. For example, the recommended new shear walls may render portions of the Barry Building less rentable because of the shear wall obstruction at the storefront and office windows. Furthermore, as explained in Section IV below, it is economically infeasible in this case.

III. Environmental Review Process

In accordance with CEQA, the City prepared an EIR for the proposed demolition of the Barry Building. (The full Draft EIR and related materials are available online here: <https://planning.lacity.gov/development-services/eir/11973-san-vicente-boulevard-project-0>. The full Final EIR and related materials are available online here: <https://planning.lacity.gov/development-services/eir/11973-san-vicente-boulevard-project-1>.) An EIR is generally not required for the issuance of a demolition permit, however, in this case an EIR was prepared because the building is a designated cultural resource with the City. The Draft EIR, published in February 2023, considered the impacts of the Project (consisting solely of the demolition of the Barry Building).⁶ The EIR identified a significant unavoidable impact as to historic resources.

Working with City of Los Angeles Office of Historic Resources (OHR), the EIR looked at a range of alternatives to the demolition project that would rehabilitate and preserve the Barry Building, including: a no project alternative, preservation; preservation with additional annex; and relocation. In this case, even in a “no project” scenario, significant renovations to the Barry Building are required to comply with the Soft Story Ordinance. (See DEIR, Section V for complete analysis regarding alternatives.)

1. Alternative 1 is a “No Project” alternative, which assumes the project would not be implemented and the existing building would remain on site. However, as the Barry Building is required to comply with the Soft Story Ordinance, the mandatory seismic retrofit work in the south wing is included in this alternative. In this scenario, the building would not be suitable for occupancy as structural deficiencies in other wings would remain and mandatory ADA improvements would not be made.
2. Alternative 2 is the “Preservation” alternative. In this scenario, the Soft Story seismic retrofit work *and* additional structural improvements, ADA renovations, building code, and energy efficiency upgrades would be made to the existing building.
3. Alternative 3 is the “Preservation with New Construction” alternative. In this alternative, the Barry Building would be partially preserved (and renovated for

⁶ Once demolition activities are complete, the portion of the Project Site that currently contains the Barry Building would be a vacant dirt lot, and the existing surface parking lot would remain. A landscape buffer would be installed along the southern boundary of the Project Site (fronting San Vicente Boulevard). There are no plans to redevelop the site.

occupancy). A portion of the building would be demolished and a new “annex” would be built to increase leasable commercial space on the site.

4. Alternative 4 is the “Relocation” alternative. This scenario involves dismantling the building into smaller segments and transporting them onto a new location (yet to be determined).

The DEIR considered the potential impacts of each of these alternatives as compared to the project, as well as whether the alternatives would meet the Demo Permit’s objectives as established by the EIR. The Lead Agency also considered whether the significant impacts of the Project would be reduced or eliminated by the proposed alternatives. The No Project alternative did not meet the Project objectives as it would leave the building vacant and a public safety hazard to the community. Alternative 4 was deemed logically infeasible. As discussed in Section IV of this letter below, Alternatives 2 and 3 were analyzed by experts and determined to be economically infeasible.

As part of the EIR process, numerous technical reports and analyses were prepared. The EIR included 30 appendices prepared by various experts and consultants who were engaged in the process. These reports contain more than 700 pages of supporting information regarding structural integrity, building code requirements, and historic preservation, among other topics.

In addition to the structural reports identified above, technical reports on historic resources and proposed alternatives provided as part of the EIR include the following (among others):

- Barry Building Historic Report, Historic Resources Group, November 21, 2021 (DEIR Appendix C-1)
- Potential Indirect Impacts of Demolition, Historic Resources Group, April 28, 2022 (DEIR Appendix C-2)
- Stabilization and Mothballing Outline, Historic Resources Group, June 4, 2020 (DEIR Appendix H-1)
- Phase 1 Repair Impacts Assessment, Historic Resources Group, June 22, 2021 (DEIR Appendix H-4)
- Project Impacts Assessment (Alternative 2), Historic Resources Group, October 2022 (DEIR Appendix H-7)
- Partial Demolition Alternative (Alternative 3), Historic Resources Group, November 15, 2021 (DEIR Appendix H-9)
- Barry Building Relocation Feasibility Report, Historic Resources Group, December 22, 2021 (DEIR Appendix H-12)
- Relocation Alternative Site Requirements, Historic Resources Group, November 15, 2021 (DEIR Appendix H-13)
- Memo Responding to Comment Letter, Historic Resources Group, May 11, 2023 (FEIR Appendix D)

The DEIR was made available to the public for review and comment for a 60-day public review period from February 16, 2023 to April 18, 2023. (At the request of the public the original 45-day comment period was extended.) Comments were submitted by the public during this time which the City considered and responded to. The Final EIR (or FEIR) was released on September 11, 2023. The FEIR includes responses to comments and revisions in consideration of input received on the Draft EIR.

After publication, on March 21, 2024 the Planning Department provided correspondence to DBS recommending that DBS certify the information and analysis presented in the EIR, to be considered in DBS's decision to issue or not issue the demolition permit. (See Attachment C.) On May 9, 2024, DBS issued a written request to CHC for their recommendation on adoption of an SOC.

The Applicant and the City have now spent five years on this process to consider the approval of the demolition permit, which was first requested from DBS in 2019. The City has invested considerable thought, planning, and measured consideration into the process to review and evaluate the impacts of the proposed decision.

IV. Costs & Revenue Analysis of Rehabilitation

Per the requirements of CEQA, the EIR did not consider the economic feasibility of the alternatives to preserve Barry Building. However, the Applicant commissioned detailed analysis to evaluate the cost to complete all renovations required to address the Barry Building's numerous seismic, structural, and accessibility deficiencies identified in the previously discussed reports.⁷ Alternative 2 (preservation) and Alternative 3 (preservation with additional annex) were evaluated as Alternative 1 would not meet the project objectives and Alternative 4 was deemed infeasible.

Hill International prepared a Cost Report Regarding Barry Building Renovations, dated November 2, 2022. (See Attachment F.) This report estimates that the projected costs associated with implementing numerous upgrades to the Barry Building in 2022 (including seismic retrofitting and ADA and Building Code upgrades) would cost approximately \$12,818,000. As the costs of construction and renovation work have continued to rise since its initial analysis, Hill International opines that the cost to complete this rehabilitation work is now \$17.1 million. (See Attachment H.) From June 1, 2021, to June 26, 2024, the cost per square foot for this renovation work has risen from \$777 to \$1,108. This escalation is primarily driven by higher labor costs, increased material prices, and rising transportation and disposal fees.

In addition to estimating the total cost associated with renovating the Barry Building for occupancy, an additional analysis was conducted to determine the maximum revenue that would be generated from a rehabilitated Barry Building and compared that potential revenue against the

⁷ This analysis was submitted to Planning in April 2023 and OHR in December 2023, included here as Attachment E.

costs of renovating and leasing the Barry Building. In March 2023, CBRE Brokerage prepared a pro forma regarding the land residual value for the Barry Building project. (See Attachment G, and explanatory analysis in Attachment E.) CBRE evaluated both Alternative 2 of the DEIR (the “Preservation Alternative”) and Alternative 3 of the DEIR (the “Partial Preservation with New Construction Alternative.”)

Under the assumptions of Alternative 2, the annual gross rental income for the retrofitted Barry Building is estimated at approximately \$736,960; the total value of the retrofitted Building is \$11,361,308. Compared with the original cost estimate (plus additional expenses detailed in the pro forma) resulted in a residual land value of negative \$5,663,653. Considering Hill International’s updated cost figure, the value of preserving the Barry Building per Alternative 2 is now estimated at negative \$9.9 million.

Alternative 3⁸ also presented a negative land valuation despite the additional revenue opportunity with the expanded leasable space in this alternative. CBRE’s initial analysis estimated a negative valuation of \$3,733,908, and their revised cost estimate results in a land valuation of upwards of negative \$12 million.

CBRE Brokerage’s 2023 analysis was based on an income approach that could be derived from the Owner leasing space in the rehabilitated building. The Applicant also commissioned a 2024 Appraisal Report by CBRE Valuation based on a sales approach, which ultimately resulted in a similar finding. (Refer to Attachment I.) Under that analysis, the Barry Building Property, assuming rehabilitation of the existing building, has no market value and may even have a negative value of \$ 5,672,747.

V. Benefits of the Demo Permit – Statement of Overriding Considerations

Pursuant to CEQA Guidelines Section 15093(b), a public agency or decision-maker must adopt a Statement of Overriding Considerations if significant adverse environmental effects have been identified in the EIR that cannot be substantially mitigated to an insignificant level or be eliminated. The lead agency must state in writing the reasons to support its action based on the EIR and/or other information in the record. A public agency or decision-maker may implement the project finding that on balance the benefits of the project outweigh the project’s significant and

⁸ Alternative 3 would preserve the south, east, and west wings of the Barry Building, the courtyard, and the south façade of the north wing, and would include the same seismic and code compliant renovations on these wings. In addition, Alternative 3 would include the construction of a new building behind (north of) the existing building (referred to as the annex). This alternative was selected to evaluate because it provides for the maximum income potential for the Property. Rising costs of construction and demolition as noted in Attachment H have resulted in the significantly more negative estimated valuation for this alternative.

unavoidable impacts. Only one benefit is required to adopt an SOC and find the project's impacts are acceptable.

The City recently adopted a template for preparing CEQA Findings and Statement of Overriding Considerations, including proffered guidance. The template notes that the overriding considerations may be based on economic, social, aesthetic, or environmental benefits provided by the project, and that the responsible agency must consider the competing public objectives of a given project. (See Attachment B.) The template further notes:

Each of the listed project benefits set forth in this Statement of Overriding Considerations provides a separate and independent ground for the City's decision to approve the project despite the project's identified significant and unavoidable environmental impacts. Each of the following overriding consideration separately and independently (i) outweighs the adverse environmental impacts of the Project, and (ii) justifies adoption of the Project and certification of the completed EIR. In particular, achieving the underlying purpose for the Project would be sufficient to override the significant environmental impacts of the Project.

Per CEQA and the City's guidance, any single individual project benefit, separately and independently, may be sufficient grounds to adopt a SOC. Thus, only *one* project benefit is required for a decision-maker to determine the project's impacts are acceptable. Furthermore, as noted in the City's template, achieving the project's purpose is a sufficient reason to outweigh significant environmental impacts. Here, the purpose of the Demo Permit is to comply with DBS's order regarding the Soft Story Ordinance, and to abate the hazards associated with the Barry Building's current vacancy.⁹ As noted previously, Alternative 1 would leave the Barry Building vacant and thus would not achieve the project objectives. Alternatives 2 and 3 are economically infeasible as outlined in the cost revenue analysis prepared by Hill International, CBRE Brokerage, and CBRE Valuation. Alternative 4 was deemed logically and economically infeasible and would result in significant damage to the Barry Building's historic character.¹⁰ No alternative was identified that was able to feasibly achieve the underlying purpose of the Demo Permit. First and foremost, an SOC is warranted here to move forward with the project despite the significant impacts as it is the only means by which to achieve the underlying purpose of the project. However, in addition to achieving the Project's purpose, there are numerous benefits that weigh in favor of DBS granting the Applicant a demolition permit. Each of these alone are sufficient to proceed per the CEQA Guidelines and the City's guidance.

⁹ The Demo Permit's objectives, as stated in full in the EIR (Section II.3), are as follows: 1. Comply with the City's Soft Story Retrofit Program (citation omitted), which includes complying with the requirements under LAMC Section 91.9305.2; and 2) Abate the fire, loitering, vandalism, and other public safety hazards associated with the structural defects and current vacancy of the Barry Building.

¹⁰ See DEIR Section V for complete analysis of alternatives evaluated for the project.

a. Removal of an existing safety hazard and seismically unsafe structure.

First, the Demo Permit would remove an existing safety hazard and seismically unsafe structure in compliance with the Soft Story Ordinance. The purpose of the Soft Story Ordinance is to “to reduce structural deficiencies by the most economical and feasible method” as these vulnerable buildings may be subjected to structural failure during and/or after an earthquake.¹¹ As stated in Section 91.9301 of the Ordinance, its very purpose “is to promote public safety and welfare by reducing the risk of death or injury that may result from the effects of earthquakes on tilt-up concrete wall buildings designed under the building codes in effect prior to January 1, 1976. Such buildings have been categorized, based on past earthquakes, as being potentially hazardous and prone to significant damage, including possible collapse, in a moderate to major earthquake.”

Also, as noted previously, this is a unique situation. While there are 12,440 buildings subject to the Soft Story Ordinance, *only four* are also designated as HCMs, including the Barry Building. Only 0.032% of the 1,181 HCM buildings have been deemed subject to the Soft Story Ordinance; this very unusual situation is not likely to set a precedent for future treatment of HCMs by DBS. (See Appendix M of the FEIR.)

b. Removal of an attractive nuisance for vandals, transient populations, loitering, and other unlawful behavior.

Second, the Demo Permit would remove an attractive nuisance for vandals, transient populations, loitering, and other unlawful behavior. The building, which is vacant and currently not suitable for occupancy has become a concern for the neighborhood. Despite best efforts at security including a locked fence, security cameras, and regular maintenance (see Appendix O of the FEIR), a break in occurred on the property in May 2024 which caused considerable damage to the Barry Building as well as collateral damage to the surrounding area. (See Attachment D.) Proceeding with the Demo Permit and demolishing the existing building would eliminate the concern for vandalism and unlawful behavior that has already occurred on the site.

c. Clear the existing property of noncompliant structures in a manner that will not preclude any future development consistent with existing zoning.

Third, the Demo Permit would clear the existing property of noncompliant structures in a manner that will not preclude any future development, thereby providing a clean slate to be utilized in a manner consistent with existing zoning. The Applicant has engaged the neighboring community to address concerns, and local residents are vastly in favor of demolishing the existing building. The Brentwood – Pacific Palisades Community Plan was last updated in 1996, and due to be updated imminently. Removing this vacant structure would allow for new development with the input and feedback from local residents and neighbors.¹² Eliminating the existing non-compliant

¹¹ See DBS website, [available here](#).

¹² The “project” at hand consists only of demolition of the existing Barry Building. No future project is planned at this time. The Applicant has stated under penalty of perjury as part of its application

hazardous building will make way for the possibility of new development that will contribute to the needs of the surrounding area and benefit the local community.

d. Comply with the Soft Story Ordinance, which provides for demolition at the owner's option, in the only economically feasible course of action.

Lastly, proceeding with the Demo Permit is the only economically feasible means of complying with the requirements of the Soft Story Ordinance. The Soft Story Ordinance specifically provides that in order to achieve compliance the building may be demolished “at the owner's option,” (LAMC 91.9305.1.) The Code provision allowing the owner of the real property to demolish the building is in recognition of the legal principle that a government agency cannot force an owner of property to take actions that would render the owner's property to have no value. As discussed above, the cost and revenue analysis provided by experts on this issue found that preservation of the Barry Building is not economically feasible. The significant work required to retrofit the building to comply with the seismic requirements, the ADA, and the Building Code would cost dramatically more than the value of the improved building, thus resulting in a negative land valuation. This cost evaluation, initially prepared in 2022, has gotten significantly more negative as the cost of construction has risen without a corresponding increase in lease prices. New and productive use of the property cannot take place until the existing non-compliant structure is removed. The Soft Story Ordinance specifically allows for compliance to occur through demolition. (LAMC 91.9305.1.) DBS is charged with enforcing this requirement, by the most “economical and feasible method.” The Applicant has requested the necessary permit from DBS within the deadline prescribed by the Ordinance in order to bring the site into compliance.

VI. Conclusion

Each and every one of these four benefits on its own is sufficient to approve the Project despite its unavoidable impact. While decision-makers must balance the environmental impacts of a project against its benefits – here – there are significant benefits to demolish the building in compliance with the Soft Story Ordinance. Demolition of the Barry Building achieves the underlying objectives of the project, and provides additional benefits that outweigh the significant impacts identified in the EIR. No alternative to the Demo Permit is economically feasible.

Based on the above benefits, it is appropriate for CHC to recommend that DBS prepare an SOC and issue the demolition permit.

Sincerely,



Edward J. Casey

for the demolition that it has no plans to further develop the property. Rather, the Applicant intends only to dispose of the property. (See Appendix B-2 of the FEIR.)

Enclosures transferred electronically.

CC:

Melissa Jones
City Planner
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Lambert Giessinger
Senior Architect
lambert.giessinger@lacity.org

ENCLOSURES:

- A. Attachment A: Draft Statement of Overriding Considerations
- B. Attachment B: Planning Department Statement of Overriding Considerations Template
- C. Attachment C: March 21, 2024, Letter from M. Zasadzien (City Planner) to Department of Building and Safety recommending EIR certification Letter from Planning to DBS
- D. Attachment D: Photographs of May 2024 break-in at site
- E. Attachment E: April 20, 2023, Letter to J. Harris (Planning Dept.) regarding Cost Analysis
 - a. Note: Attachments A-E to this letter are not included here for brevity as they are also Appendices included in the DEIR. We are happy to provide these reports separately if desired.
- F. Attachment F: *Barry Building Renovations* by Hill International, November 2022 (Attachment F to the Cost Analysis letter above)
- G. Attachment G: *Barry Building Land Residual Analysis* by CBRE Brokerage, March 2023 (Pro forma) (Attachment G to the Cost Analysis letter above).
- H. Attachment H: Revised Cost Estimate, Hill International, June 27, 2024
- I. Attachment I: Revised Revenue Analysis, CBRE Valuation, July 2024

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July 17, 2024

Los Angeles Department of Building Safety
Soft-Story Retrofit Unit
201 N. Figueroa Street, Suite 890
Los Angeles, CA90012
soft-storyretrofit@lacity.org

Re: 11973 San Vicente Boulevard Project – Tolling of Soft Story Ordinance, Permit No. 19019-10000-05593 and Reference No. 14433

Dear Soft-Story Retrofit Unit:

This law firm represents the owner (“Owner”) of the property located at 11973 San Vicente Boulevard, Los Angeles, California (“Property”).¹ The building located on the Property is the subject of an Order to Comply with Division 93, Article I, Chapter IX of the Los Angeles Municipal Code (“LAMC”), § 91.9300 (also referred to as the “Soft Story Ordinance”) issued by the City of Los Angeles, Board of Building and Safety Commissioners with an effective date of March 1, 2018.

In November 2019, the Owner filed an application for a permit to demolish the building in order to comply with Phase 1 of the Soft Story Ordinance (which requires either demolition or retrofit of buildings that have a “soft story” in order to reduce structural deficiencies by the most economical and feasible method).² However, since the City of Los Angeles has designated the Building as a Historic Cultural Monument (No. 887) under City Code, the Department of City Planning (“City Planning) decided to prepare an Environmental Impact Report (“EIR”) before issuing a clearance for a demolition permit. This Draft EIR (ENV-2019-6645-EIR) was published on February 16, 2023.

The original Order requires the building owner to obtain the necessary permits to either retrofit or demolish the building within 3.5 years (on or around August 30, 2021). On September 9, 2022, the compliance deadline was extended to December 8, 2022 due to COVID-19. On September 27, 2022, I informed the Soft Story Retrofit Unit that the Draft EIR was being prepared by the City Planning Departments but had not yet been published.

¹ Assessor Parcel No. 4404-025-008

² Demolition of a building subject to the soft story ordinance is a permitted action pursuant to Section 91.9305.2(1)(c).

Accordingly, I requested an extension through December 8, 2023. However, the Department of Building and Safety (“LADBS”) provided an extension by which to obtain a permit to retrofit or demolish the building until June 8, 2023. On July 20, 2023, LADBS issued “Notification of Extended Compliance Due Dates Due to the Covid-19 Tolling Order” and the compliance deadline for Phase 2 was extended to August 9, 2024.

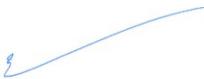
The Final EIR (or FEIR) for the demolition permit was released on September 11, 2023. On March 21, 2024, City Planning provided correspondence to LADBS recommending that the Department certify the information and analysis presented in the EIR. (See Attachment A.)

LADBS must certify the Final EIR before it can act on the requested demolition permit. On May 9, 2024, LADBS issued a written request to the Cultural Heritage Commission (“CHC”) for their recommendation as to the certification of the Final EIR and adoption of a Statement of Overriding Considerations (“SOC”) pursuant to the California Environmental Quality Act (“CEQA”).(See Attachment B.) In addition, we have been informed by City planners that the CHC will need hold a public hearing before making any recommendations regarding the EIR and a SOC. We have been informed that the CHC will consider the matter at its September 5, 2024 meeting. After the CHC completes its review, it will make recommendations to LADBS. Thereafter, LADBS will then make a determination on the EIR and demolition permit.

Despite the fact that the Owner took timely steps to comply with the Soft Story Ordinance, due to the other requirements imposed by the City, the Owner cannot yet legally obtain a demolition permit as required by the Soft Story Ordinance. The Owner is now in an impossible situation where it cannot possibly comply with the competing requirements set forth by different City agencies. It must obtain a permit for demolition to comply with the Soft Story Ordinance, but it cannot do so until the City completes the process required by CEQA. The impossibility defense is well recognized where a government order makes it unlawful for a party to perform its obligations. (Cal. Civ. Code § 3531. See also, *National Shooting Sports Foundation, Inc. v. State of California* (2018) 5 Cal.5th 428, 430.)

Accordingly, the Owner must be granted an extension to comply with the Soft Story Ordinance until a reasonable time after the City’s environmental and cultural review processes have concluded. An additional six months is needed to complete all necessary review processes before the Owner is eligible to obtain the necessary demolition permit.

Sincerely,



Edward J. Casey

July 17, 2024

Page 3

EJC:kah

cc: Ken Bernstein, Principal City Planner
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Lambert Giessinger, Senior Architect
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Veronica Lopez, LADBS Board of Building and Safety Board Secretary
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Hector Buitrago, LADBS Special Projects Manager
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Faruk Sezer, LADBS Assistant Director, Government & Community Relations Division
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Jeff Khau, Planning Deputy, Office of Councilwoman Traci Park, District 11
Jeff.khau@lacity.org

ATTACHMENT A

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: March 21, 2024

TO: Osama Younan, General Manager
Frank Lara, Director
Department of Building and Safety

FROM: Milena Zasadzien
Principal City Planner
Department of City Planning

SUBJECT: **PROPOSED DEMOLITION OF BARRY BUILDING, 11973 SAN VICENTE BLVD**

In 2007, the Los Angeles City Council adopted the City of Los Angeles Cultural Heritage Commission's (CHC's) recommendation to designate the Barry Building, located at 11973-11975 San Vicente Boulevard (Project Site), as Historical-Cultural Monument (HCM) No. LA-887. In 2019, the property owner of the Barry Building applied for permits to demolish the building, with no further plans for development of the Project Site. The City of Los Angeles has codified two separate processes for consideration of the issuance of demolition permits for HCMs, such as the Barry Building. One of the processes is codified in Los Angeles Municipal Code (LAMC) Section 91.106.4.5 and is administered by the Los Angeles Department of Building and Safety (DBS) (DBS Process). The other process is codified in Los Angeles Administrative Code (LAAC) Sections 22.171.14 and 22.171.15 and involves the CHC and potentially the City Council (CHC Process). Both processes require compliance with the California Environmental Quality Act (CEQA). As the Barry Building has been designated as an HCM, it is considered a Historical Resource under CEQA Guidelines, Section 15064.5(a)(2). Demolition of a Historical Resource would cause an unavoidable substantial adverse change in the environment requiring preparation of an Environmental Impact Report (EIR). As such, an EIR has been prepared by the Department of City Planning (DCP), in accordance with CEQA, to serve as an informational document for public agency decision-makers and the general public regarding the objectives and environmental impacts of the demolition of the Barry Building. This memo serves to provide information to DBS related to the certification of the EIR.

PROJECT DESCRIPTION:

The 11973 San Vicente Boulevard Project (Project) consists of demolition of the existing two-story commercial building, commonly referred to as the Barry Building. The existing building is an HCM that has been vacant and fenced since 2017. Once demolition activities are complete, the portion of the Project Site that currently contains the Barry Building would be a vacant lot, and the existing surface parking lot would remain. A landscaped buffer would be installed along the southern boundary of the Project Site (fronting San Vicente Boulevard). No future development of the Project Site is proposed or considered as part of the Project.

ENVIRONMENTAL IMPACT REPORT:

The City of Los Angeles (City), as Lead Agency, has evaluated the environmental impacts of implementation of the Project by preparing an EIR (Case No. ENV-2019-6645-EIR/State Clearinghouse No. 2020110210). The EIR was prepared in compliance with the California Environmental Quality Act of 1970 (CEQA), Public Resources Code (PRC) Section 21000 et seq. and the California Code of Regulations Title 15, Chapter 6 (CEQA Guidelines).

CEQA Section 21002 provides that "public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the

significant environmental effects of such projects[.]” The procedures required by CEQA “are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.” CEQA Section 21002 goes on to state that “in the event [that] specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.”

The mandate and principles announced in CEQA Section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. (See CEQA Section 21081[a]; CEQA Guidelines Section 15091[a].) For each significant environmental impact identified in an EIR for a proposed project, the approving agency must issue a written finding, based on substantial evidence in light of the whole record, reaching one or more of the three possible findings, as follows:

- 1) Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant impacts as identified in the EIR.
- 2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been, or can or should be, adopted by that other agency.
- 3) Specific economic, legal, social, technological, other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR.

With respect to a project for which significant impacts are not avoided or substantially lessened either through the adoption of feasible mitigation measures or feasible environmentally superior alternatives, a public agency, after adopting proper findings based on substantial evidence, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project’s benefits rendered acceptable its unavoidable adverse environmental effects. (See CEQA Guidelines Sections 15093 and 15043[b]; and CEQA Section 21081[b].)

PROCEDURE UNDER THE CITY’S BUILDING REGULATIONS:

The Building Code’s procedure for the approval of a demolition permit to demolish an HCM is set forth in LAMC Section 91.106.4.5. The EIR prepared for the Project has been completed in compliance with CEQA, and therefore DCP recommends that DBS certify the information and analysis presented in the EIR. The EIR concluded that the demolition of the Barry Building would result in significant and unavoidable historic resource impacts to the HCM. Pursuant to LAMC Section 91.106.4.5, if the CEQA Initial Study and Check List determines the building or structure meeting the requirements is “significant,” DBS shall not issue the permit to demolish, alter, or remove the building or structure without first finding that specific economic, social, or other considerations make infeasible the preservation of the building or structure. DBS’s determination to either issue or not issue a demolition permit is appealable to the Board of Building & Safety Commissioners (Board), pursuant to LAMC Section 98.0403.1(b)(2). In addition, the decision of the Board to certify an EIR, adopt a negative declaration or mitigated negative declaration or determine, in writing, that a project is not subject to CEQA, is appealable to the City Council pursuant to LAMC Section 197.01.

CEQA Environmental Findings in accordance with the requirements listed above, to either issue or not issue demolition permits for the Project, have not yet been prepared and are not being presented at this time. DCP recommends that DBS certify the information and analysis presented in the EIR, which may then be considered in DBS’s decision to issue or not issue the demolition permit.

RECOMMENDED ACTIONS:

Certify that the following:

1. The 11973 San Vicente Boulevard Project Final EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
2. The 11973 San Vicente Boulevard Project Final EIR was presented to the Department of Building and Safety (DBS) as a decision-making body of the lead agency and DBS reviewed and considered the information contained in the EIR prior to approving the project; and
3. The 11973 San Vicente Boulevard Project Final EIR reflects the independent judgment and analysis of the lead agency.

Regarding DBS's decision to issue or not issue the demolition permit, in the event that a demolition permit is issued by DBS, additional CEQA actions on the Project would need to occur, including the adoption of Environmental Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring Program.

VINCENT P. BERTONI, AICP
Director of Planning


Milena Zasadzien
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213-847-3636


Mindy Nguyen
Senior City Planner

ATTACHMENT B



JAVIER NUNEZ
PRESIDENT

JACOB STEVENS
VICE PRESIDENT

CORISSA HERNANDEZ
MOISES ROSALES
NANCY YAP

KAREN BASS
MAYOR

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

May 9, 2024

The Honorable Cultural Heritage Commission
Department of City Planning
Office of Historic Resources
200 North Spring Street
Room 525
Los Angeles, CA 90012

Re: Demolition Permit Application for The Barry Building, located at 11973 West San Vicente Boulevard, Los Angeles Historic Cultural Monument No. 887

Dear Honorable Commissioners:

Under Los Angeles Municipal Code (LAMC) Section 91.106.4.5, the Los Angeles Department of Building and Safety (LADBS) has the responsibility for the issuance of demolition permits for officially designated buildings or structures like the property referenced above.

LAMC Section 91.106.4.5 provides as follows:

91.106.4.5. Permits for Historical and Cultural Buildings. The department shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of historic cultural monuments, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the California Environmental Quality Act Initial Study and Check List, as specified in Section 19.05 of the Los Angeles Municipal Code. If the Initial Study and Check List identifies the historical or cultural asset as significant, the

permit shall not be issued without the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure.

Pursuant to this Section, the applicant paid for the preparation of an Environmental Impact Report (EIR). The Department of City Planning prepared an EIR and transmitted it to LADBS on March 21, 2024 with a recommendation that LADBS certify the EIR as adequate and complete. The EIR concluded that issuance of the demolition permit will result in significant unavoidable adverse impacts due to the loss of a historic resource.

The EIR must be certified before LADBS may issue a demolition permit. Additionally, before LADBS may issue a demolition permit, LADBS will need to adopt a statement of overriding considerations setting forth the specific reasons why the City finds that the project's benefits rendered acceptable its unavoidable adverse environmental effects because the significant unavoidable adverse impacts of demolition cannot be avoided or substantially lessened either through the adoption of feasible mitigation measures or feasible environmentally superior alternatives.

To assist LADBS in determining whether to certify the EIR and/or adopt a statement of overriding considerations, LADBS requests the Cultural Heritage Commission, the City's expert on historic resources, to provide a recommendation to LADBS on whether to take these actions including what the Commission believes may be substantial evidence in the record that should be considered in the preparation of a statement of overriding considerations if necessary.

LADBS requests the Commission hold a hearing for review and comment on the EIR and justification for the issuance of a statement of overriding considerations.

For any inquiries related to this letter, please contact Faruk Sezer, Assistant Director for the Government and Community Relations Division via email at Faruk.Sezer@lacity.org.

Faruk Sezer

FARUK SEZER, P.E.
Assistant Director
Government and Community Relations

EIR After Publication - Barry Building

1. Publish FEIR (9/8)
2. DCP send FEIR to DBS Staff (Executive Office will handle it)
3. DBS Staff certifies FEIR
4. DBS refers demo permit to CHC for recommendation on demo'ing historic structure (CHC can ask for a 6 month delay, and then one more 6 month delay before acting)
5. CHC provides recommendation on demo permit (and may recommend alternative CEQA Findings/Statement of Overriding Consideration)
6. DBS Staff acts on FEIR (adopt or not), and on demo permit (approve or not)
(if no FEIR adoption then no permit)
7. Permit decision can be appealed to DBS Board - if so, they will need to certify EIR and act on permit.
(Board action on Permit is not appealable, action on certified EIR is appealable to Council)
8. if EIR is appealed, then permit is stayed

If Council finds EIR shouldnt be certified then permit is voided
if Council upholds EIR then Council needs to cert EIR and adopt all CEQA findings