Communication from Public

Name:
Date Submitted: 02/15/2026 07:22 PM
Council File No: 25-1518
Comments for Public Posting: Please add document "Barry Building Stairs and Benches Salvage Plan OHR Mark-up Feb 2024.pdf" to Council File 25-1518. Thank you.

HK>A

HISTORIC

Barry Building
Stairs & Benches ~~Safekeeping~~

SALVAGE OR
PRESERVATION

Report

of

James C. Wolf

Prepared at the Request of:
Alston & Bird

January 15, 2024

SALVAGE PLAN

I. Overview

IDENTIFY ACM STATUS

RECAP SIGNIFICANCE?

IDENTIFY STAIRS & BENCHES AS CDFS

CHARACTER-DEFINING FEATURES

1. **Considerations:** This report is prepared regarding the Barry Building which has a number of prominent exterior architectural features. This evaluation focuses on two particular architectural features: exterior stairs (of which there are two) and benches (of which four are planned for preservation), located in the central courtyard. This Report addresses safekeeping those features in order to preserve them for later use. Specifically, this Report evaluates the dismantling, protection and storage of those architectural features at the subject property.

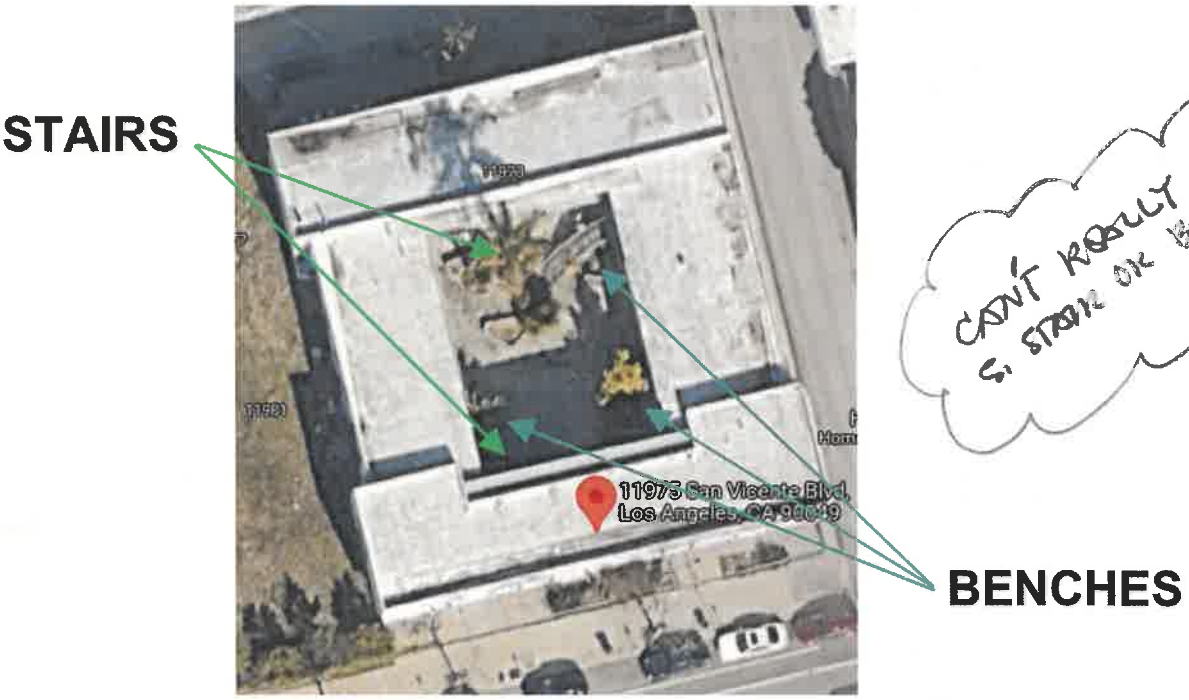
2. **Scope**: Alston and Bird, on behalf of the property owner, 11973 San Vicente, LLC, engaged Mr. James C Wolf, Principal of HKA Global, Inc., to explore, evaluate, and report on the feasibility of removing existing exterior stairs and benches located in the courtyard of the existing Barry Building while maintaining the "character defining features" of those benches and stairs. Accordingly, this Report examines the physical feasibility of removal of these features and potential damage to those features during removal.

3. **Not in Scope**: This report covers only the process for removing and storage the identified features. This report does not address (a) the estimated cost of physically removing the features from the building structures or (b) the feasibility of reinstalling the features as part of any future development project.

4. **Evaluation:** In order to evaluate the preservation of the existing exterior stairs and benches safekeeping at the Barry Building, HKA has performed an analysis to address the physical feasibility and potential damage to the relevant features as summarized in this report. The photos below are demonstrative of the staircases evaluated as well as the location of the stairs and benches considered in this analysis.

CONTEXT - WHY SALVAGE THESE ELEMENTS?

Central Courtyard View (looking south)



Barry Building aerial view with courtyard for context and relevance of stairs and benches.

CAN'T REALLY SEE G. STAIR OR BENCHES

DO ORIGINAL PLANS SHOW THE ELEMENTS?

INCLUDE BETTER PLAN

WHY NOT HABS DOCUMENTATION OF WHOLE PROPERTY?

II. Information Concerning Physical Components of Staircases Obtained From Original Plans and Recent Field Work

HKA recently found original architectural plans for the staircases. (Refer to Section V of this report.) In addition, limited field work was performed adjacent to the base of the staircases to view their foundations. (Also refer to Section V.) Based on that additional information, the staircase construction and relationship of its various parts were confirmed. The parts making up the staircases are: foundation, super structure, treads, and railings. Descriptions of the parts from the foundation up to the top of the staircase are described below.

Foundation: The foundation is made up of reinforced concrete (rebar and concrete) cast in an earthen trench. It is important to note the foundation construction involved creation of a keyway that makes a trough like formed depression in the top of the concrete that allows for later engagement of the subsequent super structure construction physically into the foundation. Making this engagement more structural, rebar that projects from the body of the foundation and keyway to engage the super structure concrete and rebar, in effect "marrying" the foundation to the super structure.

Super Structure: The architectural pierced reinforced concrete super structure was cast in place using temporary wood formwork which was removed after the concrete achieved strength. In this process, the super structure rebar and concrete engulf the projecting foundation rebar physically and structurally joining the super structure to the foundation. The foundation and a portion of the super structure were later concealed with backfill of soil coverage and planting.

DO THE STAIRCASES ATTACH TO THE BUILDING ?

Treads: The individual stair treads (21 treads at each staircase) are made from a formed steel pan filled with cement. A bent steel plate is welded to the back and underside of two consecutive treads and attached to the super structure with a bolt, washer and nut. The bolts were embedded into the concrete super structure. This relationship is shown on the last photo in Section V. The upper most tread is attached with bolts to the balcony landing.

Railings: The railings (two railings at each staircase) are configured with welded round steel pipe and attached to the underside of the treads with a bolted plate connection. The upper most portion of the railings is attached to the balcony landing with bolts.

The benches are made of steel and wooden components. Original architectural plans do not show the benches. However, field observations are noted below.

Benches: The benches (four individual benches) are fabricated from rectangular steel tubing welded into a framework to which the seating and back wooden slats are attached. The slats and frames have been painted. The two tubular steel legs on each bench are set into the concrete paving.

III. Preservation and Storage Plans

1. **Stairs – Option 1**: One-piece intact stairs, railings, and architectural pierced concrete super structure including its intact foundation stored on-site.

Process[1]: For each stair location, it makes the most sense to achieve the successful preservation to move the architectural pierced concrete super structure and its foundation intact in one piece. The design documents indicate a keyway and reinforcing steel configuration joining the architectural pierced concrete super structure and its foundation that can remain intact and not separated as part of the moving process.

The first step to remove the staircases will require construction of temporary support carriages to cradle each staircase to stabilize and support the staircase prior to excavation to fully expose the concrete foundation. Once the foundation has been exposed and undercut, the temporary support carriage would be augmented to also capture and support the foundation intact with the staircase. The staircases lower tread would be detached from the courtyard. In addition, separation of the staircases would occur at the upper limit of the stair where it attaches to the balcony. This connection is primarily wood and would be less substantial to separate. The north stair has an additional vertical beam projecting above grade but through exploration has recently been determined to be separate from the staircase and only part of a surrounding planter.

weight?

shoring?

Both during and after excavation, the carriages would hold the foundation, architectural pierced concrete super structure, stairs and railings in place in order to relocate the staircase as one intact element.

The staircase, including the railings and treads and its foundation properly supported could probably be moved using a mobile "pick and carry crane" to an adjacent on-site location presenting few logistical challenges.[2]

wood to concrete?

move into body of text

---

[1] At the time of this report, Mr. Wolf's exploration, evaluation, and feasibility opinions are based on review of the recently available design documents and on-site non-destructive limited excavation. Should additional information become available or differing course direction change, this report is subject to revision as directed by counsel.

[2] Craning or other means applicable to movement of stair elements may be simplified if performed after partial building demolition allowing a clear route from the courtyard to the on-site safekeeping location.

where is it?

- Each staircase will be relocated intact in one piece including existing foundation. Conceptualized Lifting Carriage can be found in Section VI.
- Dashed lines represent the proposed boundary of separation of the component pieces for moving.

NORTH STAIR

SOUTH STAIR

Storage:
Depending on the final location of the staircase for storage, it may need to be craned to the storage location. The temporary support superstructure would be used to cradle the element during this process, which would allow the staircase to be lifted safely. Assuming that the removal and preservation of the staircase will occur after demolition has begun, the temporary support superstructure could be pulled via truck (employing a mobile pick and carry crane) to the storage location on the property where it would be stored in temporary housing. The temporary housing could be a prefabricated building or a built-in-place structure.

The overall length, width, and height of the prepared one-piece intact element with foundation reduces the number of challenges associated with craning and movement to storage location on-site and to protecting stairs from exposure to damage and weather.

MAY BE OVERSIZE
DISCUSS
SIZE ?

2. **Stairs – Option 2**: Separate stair treads and railing from architectural pierced concrete super structure including its intact foundation stored on-site.

Process[3]: For each stair location, it also makes sense to achieve the successful preservation to move the pierced architectural concrete super structure and its foundation intact in one piece after dismantling/disconnecting the railings and individual stair treads. The design documents indicate a keyway and rebar configuration joining the architectural pierced concrete super structure and its foundation which should be maintained intact and not separated as part of the moving process.

The first step prior to removing the railings and stair treads from the architectural pierced concrete super structure and from the patio paving and balcony connection points will require construction of temporary support carriages to cradle the super structure and foundation to stabilize and support them.

Next step would involve unbolting and separation of the railings and individual stair treads then cataloging and crating them for storage. Once the foundation has been exposed and undercut by excavation, the temporary support carriage would be augmented to also capture and support the foundation intact with the staircase. The north stair has an additional vertical beam projecting above grade but through exploration has recently been determined to be separate from the staircase and only part of a surrounding planter and would not be removed with the staircase.

Both during and after excavation, the support carriages would hold the foundation and architectural pierced concrete super structure in order to relocate them as one intact element.

The staircase and its foundation properly supported could probably be moved using a mobile "pick and carry crane" to an adjacent on-site location presenting fewer logistical challenges than that described in Option 1. [4]

DISCUSS BENEFITS / WHY 2 OPTIONS ?
WHAT HAPPENS TO THE TREADS + RAILINGS ?

INCLUDE IN BODY TEXT

---

[3] At the time of this report, Mr. Wolf's exploration, evaluation, and feasibility opinions are based on review of the recently available design documents and on-site non-destructive limited excavation. Should additional information become available or differing course direction change, this report is subject to revision as directed by counsel.

[4] Craning or other means applicable to movement of stair elements may be simplified if performed after partial building demolition allowing a clear route from the courtyard to the on-site safekeeping location.

- Each architectural pierced concrete super structure, after dismantling treads and railings, will be relocated intact in one piece including existing foundation. Conceptualized Lifting Carriage can be found in Section VII.
- Dashed lines represent the proposed boundary of separations of the component pieces for moving.

NORTH STAIR

SOUTH STAIR

Storage:
Depending on the final location of the staircase for storage, it may need to be craned to the storage location. The temporary support carriage would be used to cradle the element during this process, which would allow the staircase to be lifted safely. Assuming that the removal and preservation of the staircase will occur after demolition has begun, the temporary support superstructure could be pulled via truck (employing a mobile pick and carry crane) to the storage location on the property where it would be stored in temporary housing. The temporary housing could be a prefabricated building or a built-in-place structure.

The overall length, width, and height of the prepared one-piece intact element with foundation reduces the number of challenges associated with craning and movement to storage location on-site and to protecting stairs from exposure to damage and weather.

3. **Benches**: Separate each bench from its foundation (paving) and then temporarily support, crate, and move each bench intact (seating portion and frame).

Process: The benches have a tube steel fabricated assembly with a wooden seating element. There may be a base plate under the bench below grade which would be determined during excavation. The bench can be separated by building a modest temporary support cradle to hold the bench in place while excavation will break away the concrete foundation to expose the metal frame that holds the seating element. Each bench can then be separated from the concrete foundation while the seating element is left intact. The cradled element can then be trucked to the identified storage location.

Due to the minimal bench mass, the benches could be sufficiently secured with temporary construction, stabilization, and crating. Relocating the crated benches to a location on-site appears feasible and practicable.

Storage: The benches can be crated and stored on-site. ← ?

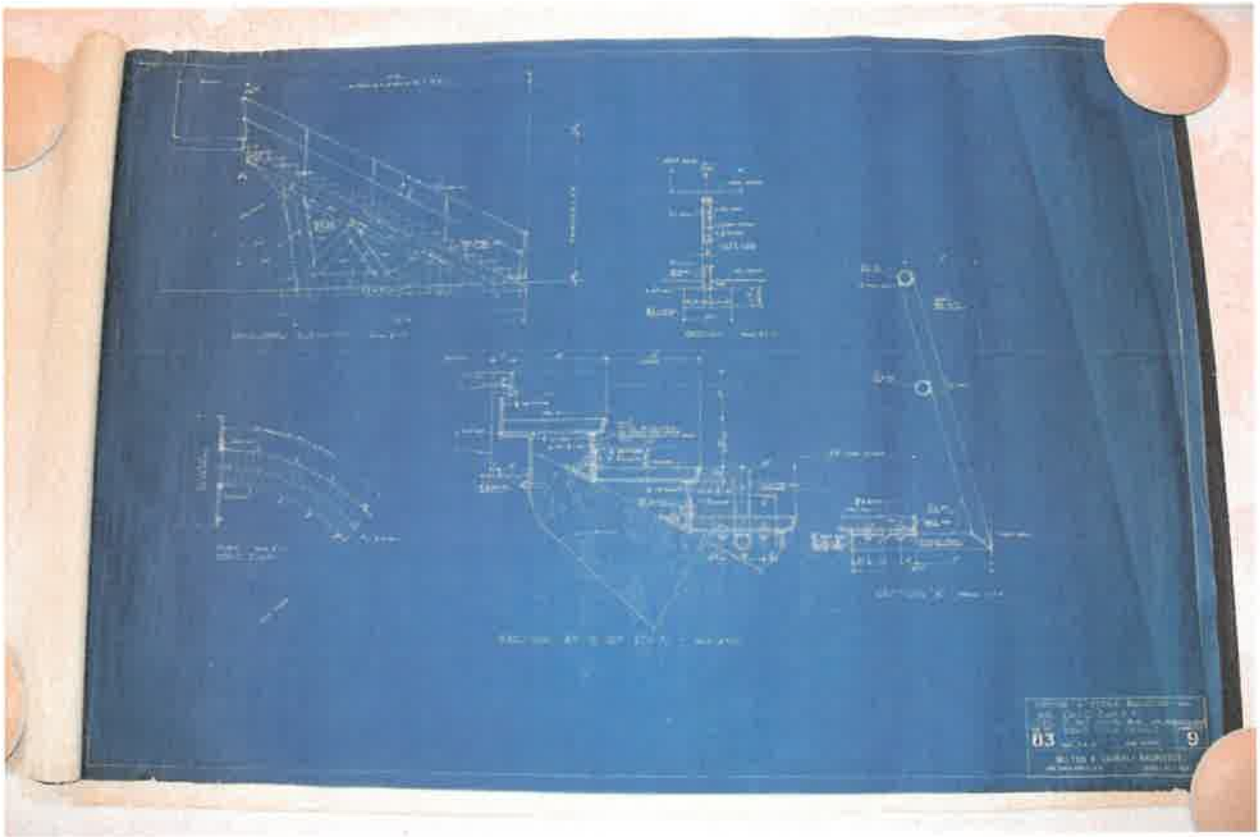
IV. Conclusion

REMOVE + SALVAGE PRESERVE ?

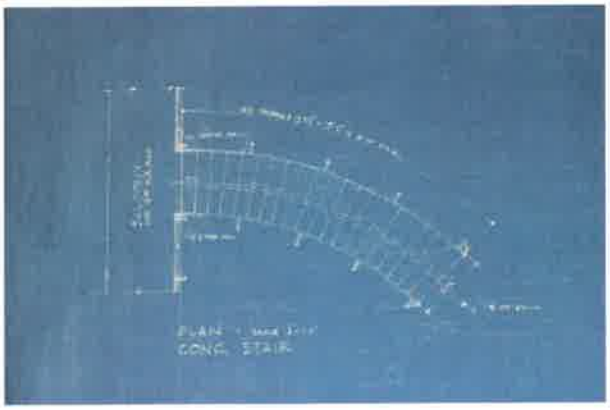
HKA has determined that it is feasible to safekeep two identified architectural features of the Barry Building in order to preserve those features for later use by dismantling, protecting and storing these features at the subject property. The excavation, protecting/lifting and moving on-site to the storage location would take approximately four weeks after a four week logistical planning phase.

This report outlines a logistically feasible method to remove the two floating staircases intact from the existing Barry Building for preservation and storage. This process would allow for reincorporation in a future setting while preserving the primary character defining features of the staircases. In addition, four benches can similarly be removed from the courtyard and crated for future reincorporation while preserving their character defining features.

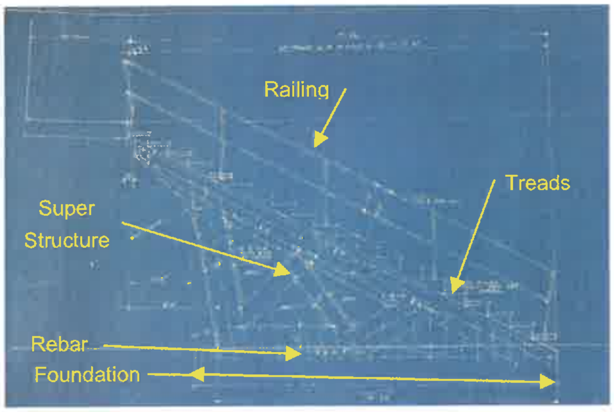
V. Images from Recently Provided Historical Design Documents and Limited Shallow Excavation at the Existing Staircases



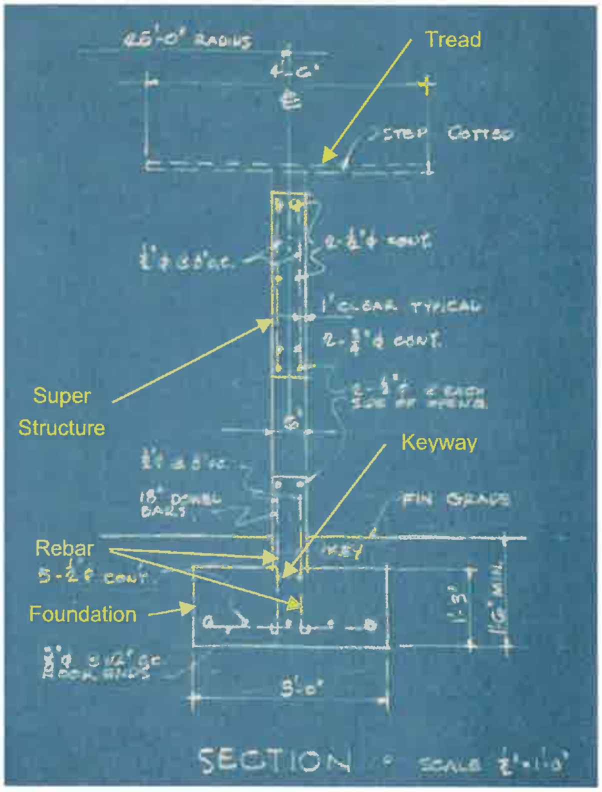
Drawing: Courtyard Staircase Plan, Elevation and Details
Shows Staircase footprint, geometry, profile and details as designed, dated 7-8-50



Drawing: Staircase Plan
Shows staircase footprint and curvature

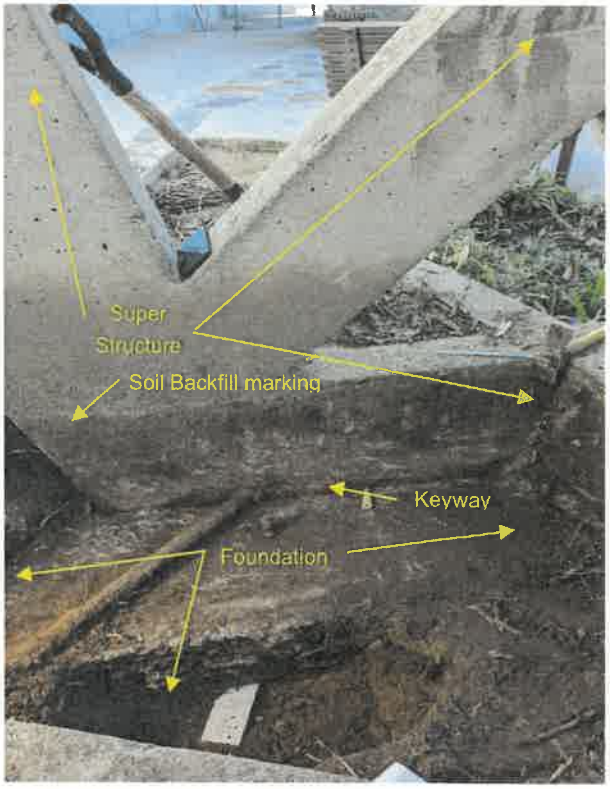


Drawing: Staircase Elevation
Shows handrail, treads, architectural pierced concrete super structure and rebar into the foundation



Drawing: Cross Section of Staircase Foundation and Architectural Pierced Concrete Super Structure

Shows Architectural Pierced Concrete Super Structure seated in the Foundation keyway (slot at top of Foundation to receive Architectural Pierced Concrete Super Structure) and Rebar tying the two elements together

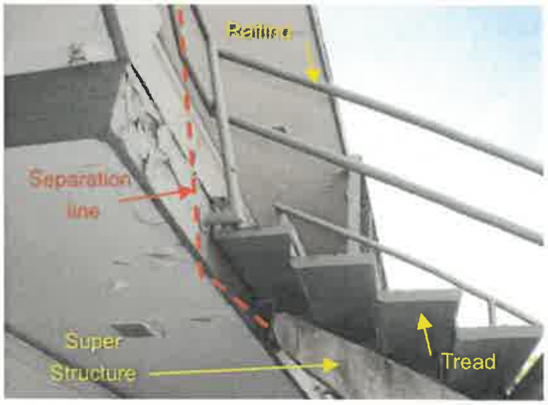


Exploratory Excavation: Detail of Architectural Pierced Concrete Super Structure and Foundation

Careful hand excavation using shovel and whisk broom not disturbing concrete super structure or foundation. Shows Architectural Pierced Concrete Super Structure and Foundation, appear to be consistent with design drawings. Super Structure seated into Foundation keyway

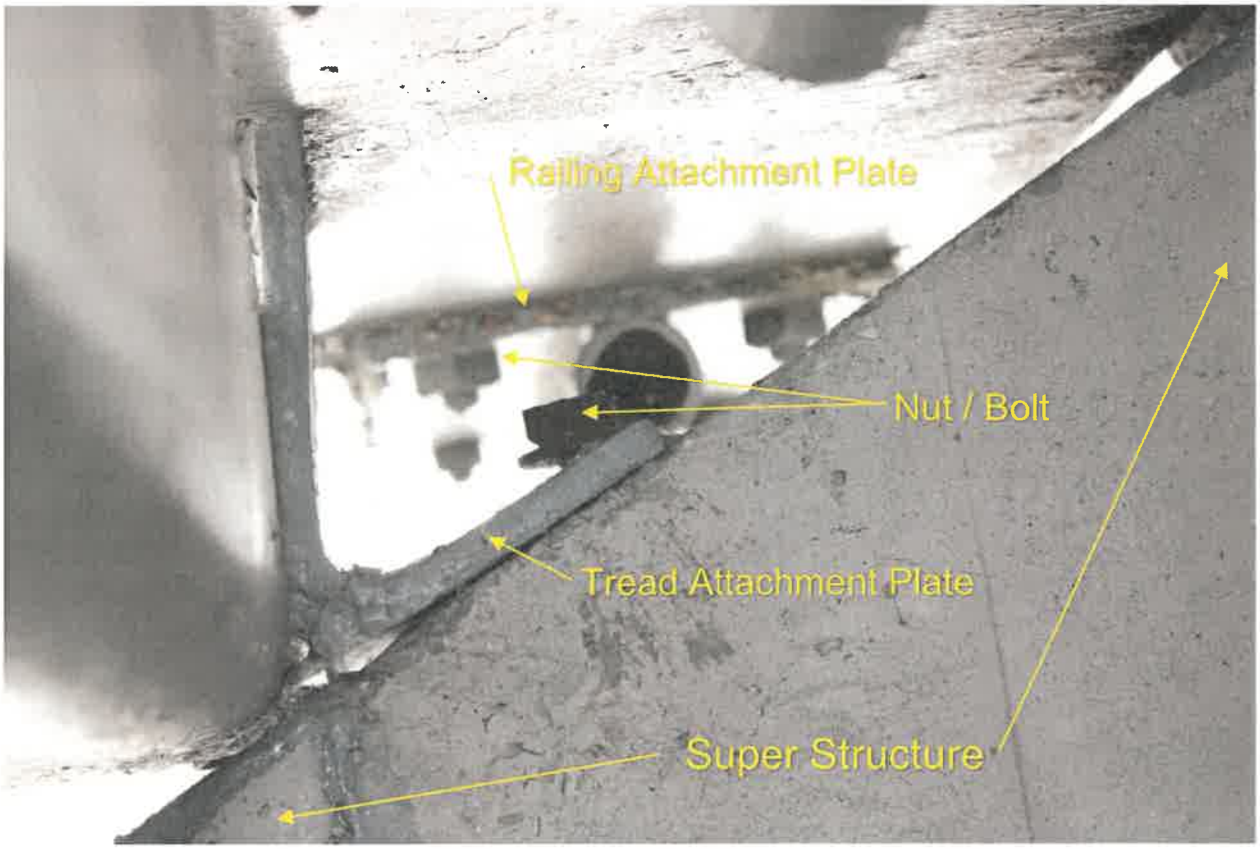
Staircase Base at Courtyard Paving

Remove paving and excavate to expose foundation all around Super Structure



Staircase Connection at Balcony

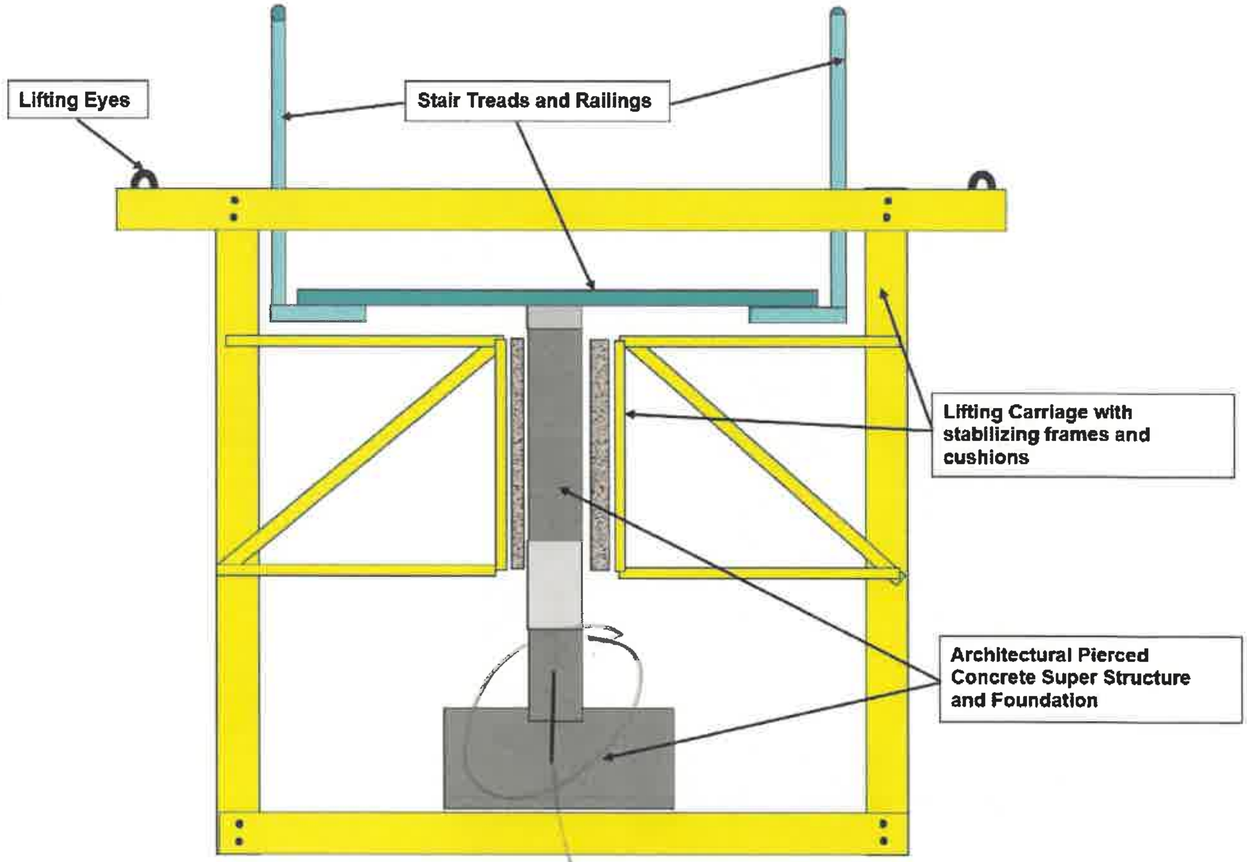
Separate Tread, Railing, and Architectural Pierced Concrete Super Structure from Balcony



Stair Tread and Railing Connection to Pierced Architectural Concrete Superstructure

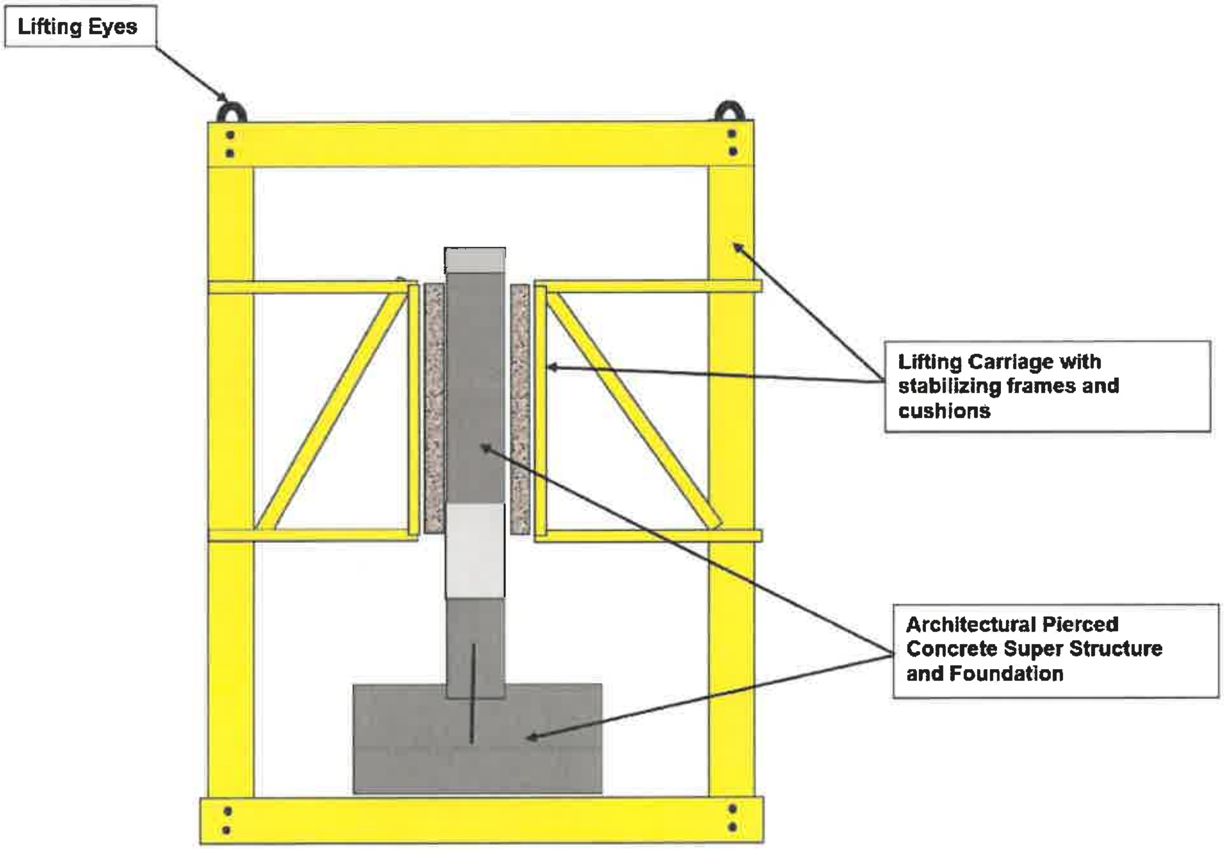
Remove nut and washer to remove Tread attachment plate from Architectural Pierced Concrete Super Structure and remove nut from Railing attachment plate from Tread

VI. Option 1: Conceptualized Lifting Carriage, Move Staircase, Treads and Railings Intact



WEAK POINT ?

VII. Option 2: Conceptualized Lifting Carriage, After Removing Treads and Railings, Move Architectural Pierced Concrete Super Structure and Foundation Intact



VIII. CURRICULUM VITAE

JAMES C. WOLF

MANAGER

QUALIFICATIONS

BS, Architecture, University of Southern California, 1975
BS, Civil Engineering, University of Southern California, 1972
Architecture License, California

MEMBERSHIPS

Member, American Institute of Architects (AIA)
Member, Construction Management Association of America (CMAA)

PERSONAL DEVELOPMENT

California Legislature "Assembly – Certificate of Recognition"
City of Los Angeles City Council "Certificate of Appreciation" for Public Safety Committee
City of Los Angeles "Mayoral Certificate of Appreciation" for Hancock Park Street Lighting Replacement Project
City of Los Angeles "Public Works Award" for Hancock Park Street Lighting Replacement Project
City of Los Angeles City Council "Certificate of Appreciation for Service to Community"
Windsor Square – Hancock Park Historical Society "Preservation Services Award"

HPOZ Board Member?

PROFILE

James Wolf is a Registered Architect in California with over 40 years of experience in the areas of construction consulting, construction, project management, and architecture. His project-type experience encompasses commercial, retail, housing, educational facilities, public works, healthcare, libraries, community centers, historic buildings, theaters, research facilities, historical preservation, veteran's homes, hotels, parking structures, airlines facilities and terminals, and petrochemical facilities.

James has also served the design and construction industries in the capacities of Vice President, Area Manager, Project Director, Senior Project Manager, and Project Architect. He has previously directed the Los Angeles office of a major construction management firm, been a construction project manager, and a design architect.

While being involved with both pre-construction and construction project phases, James possesses particular expertise in preconstruction planning from program to construction contract award involving project programming, design professional selection, design milestones and conformance with project program, design criteria, and project budget, while navigating public agency entitlements and plan checking processes, interface with public utilities for power, natural gas, water, and data/voice communications leading up to the successful launch of the construction process with a variety of project delivery strategies including design-bid-build, multiple prime, design-build, and guaranteed maximum prices negotiated contracts.

In his dispute resolution roles, James has served as an Expert Consultant and a Testifying Expert. In these capacities, he has conducted expert investigations, produced expert work product, attended mediation, and testified at trial.

EXPERIENCE

BUILDINGS

Tokyo Disney Resort Toy Story Hotel, Tokyo, Japan
Provided full pre-construction and construction period project management services including consultant selections, design document reviews, value engineering, scheduling, review of design/builder designs, submittals, and schedule, and construction administration on this $280M project.

Disneyland Resort Paradise Pier Hotel, Anaheim, California
Provided pre-construction period project management services through the feasibility

stage on this $85M major hotel renovation project.

Disneyland Resort Evergreen Hotel, Anaheim, California
Provided full pre-construction period project management services including consultant and contractor selections, design document reviews, value engineering, estimating, scheduling, and agency of jurisdiction reviews on this $700M project.

Sequoia Hospital, Redwood City, CA
Assisted an attorney and his client in making an expert evaluation as to whether the design professionals satisfied the architectural standard of care for the hospital addition. Developed expert work product that was used during expert meetings and at mediation. The case settled successfully as the result of the mediation.

Tulare Regional Medical Center, Tulare, CA
Assisted an attorney and his client in making an expert evaluation as to whether the design professionals satisfied the architectural standard of care for a new hospital construction project. Developed expert work product that was used during expert meetings and at mediation. His portion of the case settled successfully as the result of the mediation.

University of California, Los Angeles (UCLA), Santa Monica Replacement Hospital, Santa Monica, CA
Provided a preliminary expert evaluation of architectural design documents on an approximately $400M critical care facility in Santa Monica, California.

Edgemoor Skilled Nursing Facility, San Diego (Santee), CA
Provided a preliminary expert evaluation of a construction manager's standard of care in managing construction of a 192-bed extended care facility.

UCLA Neurological Sciences Medical Research Building, Los Angeles, CA
Provided full pre-construction and construction period construction management services including design document reviews, value engineering, cost estimating, scheduling, bidding and award, and construction administration on this $55M project.

UCLA AIDS Research Building, Los Angeles, CA
Provided full pre-construction and construction period construction management services including design document reviews, value engineering, cost estimating, scheduling, bidding and award, and construction administration on this $45M project.

UCLA Orthopedic Research Building, Los Angeles, CA
Provided full pre-construction and construction period construction management services including design document reviews, value engineering, cost estimating, scheduling, bidding and award, and construction administration on this $48M project.

Saint John's Health Center Replacement Project, Santa Monica, CA
Appointed Pre-construction Project Manager, providing full-service management services to facilitate phasing, cost estimating, and document reviews including expediting OSHPD code reviews for full medical center replacement hospital while maintaining full operational functions on this $340M program.

UCLA Gordon and Virginia MacDonald Medical Research Building, Los Angeles, CA
Provided construction management during construction phase including document control for RFI's, Submittals, Change Orders, Inspection, construction administration for schedule review, progress payments, and project close-out on this $38M project.

Cedars-Sinai Medical Center Barbara and Marvin Davis Medical Research Center, Los Angeles, CA
Provided construction management during preconstruction and construction phases including design and progress reviews of milestone design documents, bid packing, solicitation, and award, document controls for RFI's, Submittals, Change Orders, inspection coordination, construction administration for schedule review, progress payments, and project close-out on this $43M project.

County of San Bernardino Regional Medical Center (Arrowhead Medical Center), Colton, CA

Provided pre-construction design document constructability, coordination (including clash detection), and bid-ability reviews on this $450M project.

County of Los Angeles Public Works, Olive View Medical Center, Emergency Department Expansion Project, Los Angeles, CA
Provided project oversight for project management team conducting overall management, document review and lessons learned, and cost estimating services during the very volatile construction cost escalation period experienced in the middle part of the last decade.

Providence Healthcare St. Joseph's Burbank Hospital Replacement Program, Burbank, CA
Guided project management team in phasing assessment and planning for ongoing campus utilization while phasing in new and expanded facilities. Oversight of project reviews associated with document review, buy-out strategies, and estimating services. This $100M program included the replacement of the patient tower, expansion to the emergency department and the central plant, and eight phases of campus upgrades while under full hospital operations.

Holy Cross Medical Center Patient Tower Addition and Central Plant Expansion, CA
Provided program oversight included project planning and phasing on this $120M program, while the hospital maintained full operations. Project included the addition of a new patient tower and an expanded central plant.

Kaiser Permanente Oakland Replacement Hospital, Oakland, CA
Provided program oversight for project review team that conducted milestone document development reviews and evaluations for consistency with Kaiser Permanente design standards on this $400M program.

Kaiser Permanente – Bakersfield Medical Office Building and Honolulu Patient Wing Addition
Provided program oversight for project review team that conducted milestone document development reviews and evaluations for consistency with Kaiser Permanente design standards. Provided oversight of forensic evaluation team evaluating construction defects. Implemented corrective strategies to facilitate work with planned minimal operational disruptions.

Aerospace Corporation Research Building, El Segundo, CA
Provided oversight for project team for this $8M black ops research facility.

Chevron Oil El Segundo Research Building, El Segundo, CA
Project architect and manager for research building project.

Mount San Antonio Community College – Agricultural Science Complex, Walnut, CA
Assisted an attorney and its school district client in making a preliminary expert evaluation as to whether the design professionals satisfied the architectural standard of care for a science complex for teaching, laboratory training, animal care procedure and training spaces, and animal care and animal housing facilities.

Los Angeles Unified School District (LAUSD), East Valley High School 1A, Pacoima, CA
Assisted an attorney and their subcontractor client in a subcontractor scope of work and licensing dispute. This matter went to trial with a verdict entered by the court in favor of the subcontractor, based on his testimony.

Ventura County Community College District, Camarillo, CA
Principal-in-Charge for this $360M, four-campus expansion and modernization program.

Los Angeles Community College District (LACCD), Staff Augmentation, Los Angeles, CA
Principal-in-Charge for staffing of various projects.

LACCD, New Construction Staff Augmentation and Region 2 Modernization Program Management Team, Los Angeles, CA
Principal-in-Charge of a 14-member, on-site team with oversight of more than 100 school campuses.

California Institute of Technology Nano-science Technology Research Building, Astronomy and Astrophysics Research Building, Chemical Engineering Research

Building, Environmental Sciences Research Building Historical Preservation and Modernization, and Undergraduate Student Housing Historical Building Preservation and Modernization, CA
Provided oversight and project management for a series of research building projects valued at $122M. Coordinated construction activities with campus operations. Developed project controls system and unified multiple-project reporting for university.

Southwestern University School of Law Library - Adaptive reuse of Historic Bullocks Wilshire Building
Preconstruction management period services including document reviews, cost estimating, scheduling, and strategizing construction period procurement.

El Segundo Unified School District High School Gymnasium
Project architect and manager for new high school gymnasium.

El Segundo Unified School District High School Food Service Facility
Project architect and manager for district-wide food service facilities including food preparation and service, dining areas, and centralized food storage warehouse.

USC Trojan Residential Hall Expansion and Food Service Facility
Project architect and manager for foodservice operations kitchen modernization and expansion with enhanced and enlarged dining facilities in the existing residence hall.

Torrance Unified School District South High School Gymnasium
Project architect and manager for new gymnasium project.

Torrance Unified School District North High School Administration Expansion
Project architect and manager for extensive alterations and additions to administration offices.

Palos Verdes Miraleste High School Music/Fine Arts Building
Project architect and manager for new music and fine arts building with multiple funding sources and phasing.

Las Virgenes Unified District School Calabasas High School Aquatic Facility
Project architect and manager for new Olympic class swimming pool.

City of Highland, California Storm Flood Damage Analysis, Highland, CA
Assisted the attorney in determining the scope and costs associated with the necessary repairs or replacements to restore the properties to pre-damage condition. Project involved site survey, measurements, documentation, photography, and cost estimates for over 40 residences in class action lawsuit associated with stormwater flooding impacting 150 homes.

CSI (Church of Scientology), PAC (Pacific Area Command) Los Angeles, CA
Pre-construction and construction period project management. Scope of services included working with client on several existing facilities undergoing alteration, addition and expansion by evaluating scope, costs, and schedule associated with the modifications to many existing facilities. Work included visual evaluation of existing conditions applicable to the scope of services for architects and engineers for specific design services. Oversight of contractor's effort to price, schedule, and construct the alterations and additions scope of work. Facilitated communications with project team including reporting project status and making recommendations to the owner.

CSI (Church of Scientology), Valley Org, North Hollywood, CA
Construction period project management. Scope of services included working with client on a multi-building campus undergoing adaptive reuse and enhancements to facilities. Oversight of contractor's effort to construct the alterations and additions scope of work. Coordinated efforts of client and other contractors and professionals performing work simultaneously with contractor's work. Facilitated communications with project team including reporting project status and making recommendations to the client.

California Department of Corrections and Rehabilitation – Women's Facility, Corona, CA
Currently assisting the State of California in the analysis of potential design deficiencies related to architectural services and standard of care.

California Department of Corrections and Rehabilitation – Men's Colony, San Luis Obispo, CA
Assisted the State of California in the analysis of potential design deficiencies related to architectural services and standard of care.

City of Vacaville Easterly Wastewater Treatment Plant Expansion Project, Vacaville, CA
Provided a preliminary expert evaluation of potential claim exposure on an approximately $65M wastewater treatment plant in Vacaville, California. Reviewed the project change orders and proposed change orders relative to the architectural design and architect's practice of the standard of care on behalf of the architect's insurance company.

County of Riverside District Attorney Headquarters Building, Riverside, CA
Participated in this $100M project.

City of Fontana Main Public Library, $45M Project; City Hall Expansion, $8M Project; Community Center, $5M Project, CA
Principal-in-Charge for staffing of various projects.

City of West Hollywood 25th Anniversary Campaign Program, Main Public Library and City Council Chambers, City Hall Expansion, and Park and Historic Theater Renovation, CA.
Served as an integral team member on this $150M program.

City of Buena Park Senior Community Center, Buena Park, CA
Participated in this $6M project.

City of Moreno Valley Main Public Library, Moreno Valley, CA
Participated in this $15M project.

State of California Veterans Homes West Los Angeles, CA
Pre-construction Project Director for this $180M, 400-bed skilled nursing facility on the West Los Angeles VA campus. Set up coordinated functions and communications between Federal VA and State of California. Provided full project management services before construction including design document reviews, cost estimating, and value engineering and procurement strategies.

State of California Veterans Home Palmdale, CA
Pre-construction Project Director for this $24M, 60-bed resident care nursing facility in Palmdale. Provided design document reviews, cost estimating, and value engineering and procurement strategies associated with project management services.

State of California Veterans Home Ventura, $24 million Project.
Pre-construction project director for this $24M, 60-bed resident care nursing facility in Ventura. Provided design document reviews, cost estimating, and value engineering and procurement strategies associated with project management services.

UCLA Northwest Campus Undergraduate Student Housing, Los Angeles, CA
Construction phase construction management services including project controls, change orders, submittals, and progress payment processing.

California Institute of Technology Undergraduate Student Housing Historical Building Preservation and Modernization Project, CA
Provided construction management during construction phase including document controls for RFI's, submittals, change orders, inspection coordination, construction administration for schedule review, progress payments, and project close-out.

Armand Hammer Museum, Los Angeles, CA
Appointed co-project manager for construction management services. Project management responsibilities included project communications, information facilitation, submittal process, payment application review and recommendation, contract compliance reviews, schedule review, change order review and recommendation. Part of the management effort was to keep the Headquarters Building fully operational while the museum construction was underway. The project involved construction of a new museum building adjacent to the Occidental Petroleum Headquarters building at Wilshire and Westwood Boulevards with a direct interface and connection to the Headquarters Building. This project was completed around 1990.

The Huntington Museum, Pasadena, CA
As a licensed architect with construction project management experience, was involved in the repairs to the Huntington Museum as a result of a fire at the museum. Assisted the on-site project superintendent /Project Manager and he was one of two project managers. Charged with setting up project controls and working with the on-site Project Superintendent/Project Manager. Efforts included contract administration and overall schedule compliance on the construction side. The project involved removing for restoration the very valuable artwork, fire damage removal and extensive cleaning and repair, improvements to the fire sprinkler system and fire alarm system, alterations to the elevator shaft and enclosures as the fire had raced up the elevator shaft and impacted various floors of the museum. Improvements were also made to the HVAC system and lighting system as well.

Multiple Southern California Shopping Centers, CA
Conducted existing conditions surveys associated with pre-occupancy and post-vacate conditions for commercial tenant occupancies at several locations in several shopping centers. The detailed examinations included a review of tenant leases for specific requirements as to landlord and tenant responsibilities, assessment of conditions to document scope, measurements, and costs (estimated or quoted)

of physical conditions and required restorations necessary before the return of security deposits.

INFRASTRUCTURE

Anaheim Regional Transportation Intermodal Center (ARTIC), Anaheim, CA
Assisted a general contractor in resolving a subcontractor dispute as to the scope of work and performance parameters, including a schedule evaluation.

San Diego SR125 Toll Road, CA
Provided a preliminary expert evaluation of potential claim exposure on an approximately $400M toll road project in San Diego, California. Reviewed the contractor's payment applications and progress reports on behalf of the title insurance company.

American Airlines LAX Terminal 4 Expansion Program, Los Angeles, CA
Provided project management for this CM-at Risk project involving ticketing terminal and board terminal additions associated with second-level roadway addition.

American Airlines O'Hara Airport Terminal Expansion Program, Chicago, IL
Provided management and coordination for this extensive terminal expansion effort.

American Airlines Santa Barbara Airport Terminal Expansion, CA
Assisted in the design and implementation of upgrading the airline terminal operations at this historic airport facility allowing for commercial jet aircraft operations.

Los Angeles World Airports Utility Infrastructure Upgrade and Central Plant Expansion, CA
Provided architectural services associated with full underground utility work and Central Plant and Cooling Tower Facility expansion in conjunction with new terminal additions and existing terminal expansions separating arriving and departing passengers within the expanded terminal buildings.

Cedars-Sinai Medical Center, South Parking Structure (2,000 spaces), CA
Preconstruction and construction phase full services associated with this $24M design-build parking structure.

LANGUAGES

English (native)

Communication from Public

Name:	Lynne Irvine
Date Submitted:	02/15/2026 10:11 AM
Council File No:	25-1518
Comments for Public Posting:	This iconic Los Angeles structure stands between many, many office high rises that line San Vicente starting at Bundy and continuing as almost a solid wall on both sides of the street as it continues to the VA at the intersection way beyond Barrington as it heads to Wilshire. It is one of the busiest corridors of heavy traffic from schools and businesses in Los Angeles. It is a bad bottleneck that causes the traffic to try alternative routes through the residential apartment streets below and above it. The Barry building is one of the only important, historic and eye-pleasing structures left on this long stretch of road. This used to be a residential community with homes and apartments and buildings serving the needs of residents, not businesses. It is a beautiful building, with air and greenery and architectural meaning. It is important to historians, local residents, tourists and the entire community. It could house many of the small businesses that we so sorely lack in Brentwood, that have long ago been bulldozed for glass and metal high rises with nothing for the community even on the ground floors! This is a respite for everyone from the coldness and sealed environment of the business sky scrapers. I have shopped and eaten and used the small businesses that used to be in this building, and I would love them to come back. They will not come back, nor will any services unless they can get foot traffic and encourage people to linger in the beautiful spaces that used to be. This building has stood the test of time for a reason. It must remain for the community, for the people who live her, not just the people who are transient and come to just work here, then go home to other parts of the city. Many residents appreciate the architecture and the meaning of this spot. We don't need another office building. This is our home during the day, every day and our source of entertainment, food, services for our home, and relaxation. Please save and restore this iconic building. Once it's gone, we will never ever see anything like it again, nor will we have a usable space for the citizens of Brentwood. We have all seen this town change dramatically over the past 30 years. I have lived it first hand. This is one of the last places with importance. Please listen, and understand. Thank you.

Communication from Public

Name:	
Date Submitted:	02/15/2026 07:11 PM
Council File No:	25-1518
Comments for Public Posting:	Please add document "1_Order to Comply with Soft Story Ordinance from City of LA etc.pdf" to CF 25-1518. Thank you.

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT
E. FELICIA BRANNON
VICE PRESIDENT
JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

NBACTMC II PARTNERSHIP AND
PO BOX 55007
LOS ANGELES CA 90055

ORDER TO COMPLY

REF #: 14433
EFFECTIVE DATE: 03/01/2018
COMPLIANCE DATE: 02/29/2020

SITE ADDRESS: 11973 W SAN VICENTE BLVD, 90049
APN #: 4404-025-008
ONSITE INSPECTION DATE: 10/21/2014

Based on an inspection of the site address referenced above and review of departmental records, the Los Angeles Department of Building and Safety has determined that the building(s) located on the above-referenced site fall within the scope of Division 93, Article I, Chapter IX of the Los Angeles Municipal Code (LAMC), LAMC § 91.9300 *et seq.*, titled Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Soft, Weak or Open Front Walls (hereinafter, the "Ordinance"), and is therefore required to meet the minimum seismic standards of the Ordinance.

Pursuant to LAMC § 91.9304, the Department has assigned the subject building as Priority Designation III.

Therefore, you are hereby ordered to comply with the following requirements as set forth in LAMC § 91.9305.2:

1. Within 730 days (2 years) of the effective date of this order,
    a. Submit a structural analysis and plans that show that the building(s), as is, complies with the minimum seismic retrofit requirements set forth at LAMC § 91.9309; **or**
    b. Submit a structural analysis and plans to seismically retrofit the building(s) to comply with the minimum requirements set forth at LAMC § 91.9309; **or**
    c. Submit plans for the demolition of the building(s).
2. Within 1,278 days (3.5 years) of the effective date of this order, obtain all necessary permits for retrofit or demolition.
3. Within 2,555 days (7 years) of the effective date of this order, complete construction or demolition work under all necessary permits.

NOTICE OF RECORDATION OF CERTIFICATE:
A CERTIFICATE HAS BEEN FILED WITH THE OFFICE OF THE LOS ANGELES COUNTY RECORDER STATING THAT THE BUILDING(S) ON THE ABOVE-REFERENCED SITE FALL(S) WITHIN THE SCOPE OF THE ORDINANCE, AND THAT THE OWNER HAS BEEN ORDERED TO STRUCTURALLY ANALYZE AND STRUCTURALLY ALTER OR DEMOLISH THE BUILDING(S) PURSUANT TO LAMC § 91.9305.2

NON-COMPLIANCE FEE WARNING:

IT IS YOUR REPONSIBILITY TO COMPLY WITH THIS ORDER AND CONTACT THE SOFT-STORY RETROFIT UNIT LISTED BELOW BEFORE A NON-COMPLIANCE FEE IS IMPOSED. Failure to comply with this order within 15 days from the Compliance Date, may result in the imposition of the fee noted below.

A proposed non-compliance fee in the amount of $660.00 may be imposed for failure to comply with this order within 15 days after the Compliance Date, or any compliance date thereafter, unless an appeal or request for slight modification is filed according to the time limits specified in the "APPEAL PROCEDURES" below.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING OF AN INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **$2,310.00**. Any person who fails to pay the non-compliance fee, late charge, and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

APPEAL PROCEDURES:
Within 60 days from the service date of this order, an owner may appeal the Department's initial determination that a building falls within the scope of the Ordinance. LAMC § 91.9306.5. Such an appeal shall be made in writing to the Board of Building and Safety Commissioners, and shall be accompanied by supporting documents (e.g., building permits for original construction, or proof that building complies with the minimum design standards of the Ordinance).

All other bases for appeals to this order, including appeal of any Department action that is taken incidental to this order, and requests for slight modification may be made pursuant to LAMC §§ 98.0403.1 - 98.0403.2.

NOTE: Except for an appeal of the Department's initial determination that a building falls within the scope of the Ordinance, if an appeal or request for slight modification is not filed within 15 days of a compliance date, or extensions granted therefrom, the determination of the Department to impose and collect a noncompliance fee shall be final. LAMC § 98.0411(b).

NOTICE OF TENANT RELOCATION ASSISTANCE:
Relocation assistance may be required if a tenant is evicted as a result of compliance with an order from a governmental agency. *See* LAMC §§ 151.09.A.11, 163.00-163.07. For more information regarding tenant relocation assistance, call the Los Angeles Housing and Community Investment Department (LAHCID) at 866-557-7368 or go to http://hcidla.lacity.org/.

PENALTY WARNING:
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code, including failure to comply with this order, shall be guilty of a misdemeanor, which is punishable by a fine of not more than $1,000.00 and/or six (6) months for each violation. LAMC §§ 11.00(m), 91.103.3.

If you have any questions or require additional information, please contact the Soft-Story Retrofit Unit at (213) 482-SOFT (7638) or go to http://ladbs.org/soft-story or email Soft-storyretrofit@lacity.org.

SOFT-STORY RETROFIT UNIT
201 N. FIGUEROA ST, SUITE 890
LOS ANGELES, CA 90012

Englekirk
STRUCTURAL ENGINEERS

888 S. Figueroa Street
18th Floor
Los Angeles, CA 90017

323.733.6673 T

www.englekirk.com

Los Angeles
Orange County
San Diego
Honolulu
Guam
China

Tony Ghodsi, PE, SE
Lawrence Y. Ho, PE, SE
Michael K. Kawaharada, PE, SE
Christopher Rosien
Thomas A. Sabol, PhD, PE, SE
Russell Tanouye, PE, SE, LEED AP
Ety Benichou, PE, SE
Mahmoud Faghihi, PE, SE
Zen Hoda, PE, SE
Diana Erickson Nishi, PE, SE
Vladimir A. Volnyy, PE, SE
Al Ikemura
Thomas Y. Nishi, PE, SE
Daniel Chan, PE, SE, LEED AP
Mohamed Hassan, PhD, PE, SE
Kimberly Hoo, PE, SE
Katherlin Lee Choi
Reid Nishimura, PE, SE
Milton S. Shiosaki
Daniel W. Shubin
Edward Silver, PE, SE
Kimberly F. Tanouye

April 25, 2019

via email: andrea.warren@alston.com

Ms. Andrea Warren
333 South Hope Street, 16th Floor
Los Angeles, California 90071

Regarding: 11973 San Vicente Boulevard (Barry Building) – Soft Story Retrofit
Englekirk Job No. 12-L038C

Dear Ms. Warren:

Per your request, we have reviewed your question about whether the retrofit proposed in our Seismic Assessment Report dated July 25, 2018 would satisfy the City of Los Angeles Mandatory Soft Story Retrofit program (Ordinance No. 183893). We have determined that the proposed retrofit program will meet the Soft Story Retrofit ordinance requirements. However, complying with the Soft Story Retrofit alone will not meet or address all the issues identified in our Seismic Assessment Report.

The Soft Story Retrofit ordinance is limited and only addresses the local area where a soft story exists. Based on the definition of a 'soft story', the area of concern is limited to the south wing (wing along San Vicente). The retrofit would likely be limited to this wing only. In addition, the retrofit would only require the addition of the steel moment frames (identified in our report) with minimal strengthening of the second floor and roof sheathing.

Our assessment report addresses structural weaknesses throughout the building. Specifically, the report recommends seismic strengthening for the north, west, east and south wings. This strengthening includes new shear walls and moment frames, and strengthening of the second floor and roof sheathing.

If you have any questions, please do not hesitate to contact me.

Respectfully submitted,

Russell Tanouye

Russell Tanouye, PE, SE, LEED AP
Principal

RT:gh

REGISTERED PROFESSIONAL ENGINEER
RUSSELL TANOUYE
NO. 2850
STRUCTURAL
STATE OF CALIFORNIA
04/25/2019

11973 San Vicente Boulevard

ASCE 41-13 Seismic Assessment

Los Angeles, California

REGISTERED PROFESSIONAL ENGINEER
RUSSELL TANOUYE
NO. 2850
STRUCTURAL
STATE OF CALIFORNIA

Russell Tanouye

07/25/2018

Englekirk
STRUCTURAL ENGINEERS

July 25, 2018

Job No. 12-L038B

11973 San Vicente Boulevard

ASCE 41-13 Seismic Assessment

Los Angeles, California

Submitted to:
Alston & Bird LLP
333 South Hope Street
16th Floor
Los Angeles, CA 90071
(213) 576-2526
Attn: Mr. Ed Casey

July 25, 2018

Job No. 12-L038B

Englekirk
STRUCTURAL ENGINEERS

888 S. Figueroa Street
18th Floor
Los Angeles, CA 90017

323.733.6673 T
323.733.8682 F

www.englekirk.com

TABLE OF CONTENTS

1.0 INTRODUCTION

This report summarizes findings of the Seismic assessment per ASCE 41-13 (Tier 1) for the existing building located at 11973 San Vicente Boulevard. A seismic retrofit scheme was also developed for the report, based on ASCE 41-13.

This building is also considered a Historical Building and thus can be considered to be subject to the 2016 California Historical Building Code.

2.0 INFORMATION REVIEWED

Existing building plans were provided to our office. The existing building plans were prepared by Milton Caughey Architect for the "Office and Store Building Mr. David Barry" building. There is no construction date shown on these plans. These plans include Sheets 1 through 8, and include the foundation plan and typical framing sections. Based on the site visit performed on March 27, 2012, the existing building condition generally matched the existing building plans. Some discrepancies were observed. These discrepancies include new windows, new doorways, and modified interior demising walls. These discrepancies appear to have been created due to various tenant improvement revisions during the life of the building. This report was performed as an observation of the visible portions of the building and based on the available drawings. No destructive testing was performed.

3.0 BUILDING STRUCTURAL DESCRIPTION

The existing building is a two-story wood framed structure. The floor plan is 100' x 107' with an open 43' x 56' courtyard. The courtyard essentially separates the building into four wings. The north and south wings at the second floor and roof are raised by about 1'-6" from the east and west wings. This essentially creates four separate structural building elements with no common floor or roof diaphragm.

The first floor consists of a 4" concrete slab on grade. The second floor system consists of a 2" diagonal sheathed wood floor supported by sawn lumber joists. The roof system consists of 1" diagonal sheathing supported by sawn lumber joists. Both the floor and roof levels have a ceiling. Typical bearing walls are 2x4 studs. The story height is about 12' at the first floor and 11'-6" at the second floor.

The lateral bracing for this building consists of the horizontal floor and roof diaphragms and the perimeter vertical shear walls. The second floor and roof consist of diagonal sheathing. The nailing pattern for the sheathing is unknown. This diagonal sheathed floor and roof diaphragm span to the exterior perimeter walls. These exterior walls serve as the vertical shear walls that brace this building. The interior demising walls do not form a complete lateral bracing system as they are discontinuous between floors, and several of these walls have been removed and the wall locations are irregularly distributed.

The foundation system consists of continuous and spread footings that bear on the foundation soil. The plans note that the design bearing pressure is 2,000 psf. The bearing walls are founded on an 8" continuous stem wall which is then supported on a 16" wide x 8" deep continuous footing.

The south wing 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. Instead, the second floor is supported on a series of steel columns. There are some exterior walls on the eastern side, but they are discontinuous between floors.

4.0 SEISMICITY

4.1 Ground Motion Estimates for Seismic Review (ASCE 41-13)

A geotechnical report was not provided for review. Site geotechnical conditions were assumed to be consistent with Site Class D. The spectral accelerations were obtained from probabilistic hazard mapping software developed by the United States Geological Survey (USGS).

Spectral accelerations were obtained from the USGS for the Basic Safety Earthquake-1E (BSE-1E) hazard level. The BSE-1E hazard level corresponds to an earthquake with an average return period of 225 years or 20% probability of exceedance in 50 years. BSE-1E spectral accelerations are used to evaluate the level of seismicity of the site as required for the Tier 1 Checklist. The ordinates are illustrated in Figure 4.1.

Base on the 0.2 second and 1.0 second spectral accelerations, in accordance with ASCE 41 Table 2-4, the level of seismicity at this site is defined as High. This classification determines the ASCE 41-13 structural checklists required for use in evaluating the building.

4.2 Seismic or Geotechnical Hazards

The state of California has issued a set of regulatory maps detailing regions of potential liquefaction, landside and ground fault rupture. This site is in the Beverly Hills Quadrangle, as shown in Figure 4.2. Areas shown in white have not been identified as locations of potential liquefaction, landside or ground fault rupture. The map indicates that the site, shown in Figure 4.2, has not been identified as a potential location for any of these seismic or geotechnical hazards.

5.0 SEISMIC EVALUATION SUMMARY

5.1 ASCE 41-13 Tier 1

The building site is classified as "high seismicity" and in accordance with Tier 1 evaluation requirements, the following checklists were.reviewed, and applicable "quick checks" were performed:

16.1	Basic Checklist
16.1.2LS	Life Safety Basic Configuration Checklist
16.3LS	Life Safety Structural Checklist for Building Type W2: Wood Frames, Commercial and Industrial

A copy of the checklists is found in Appendix A. A summary is provided in Table 5.1 below for items that were found "Non-Compliant" or "Unknown".

Table 5.1: Summary of Checklist Findings

16.1 Basic Checklist		
Item	**Non-Compliant/Unknown**	**Description**
Load Path	Non-Compliant	Discontinuous horizontal diaphragms occur at second floor and roof. Vertical elements of seismic-force-resisting system (such as wood shear walls or frames) were not found at all sides of the perimeter. Interior demising walls do not form a complete seismic-force-resisting system as they are discontinuous between floors.
16.1.2LS Life Safety Basic Configuration Checklist		
Item	**Non-Compliant/Unknown**	**Description**
Load Path	Non-Compliant	See 16.1 for Description
Weak Story	Non-Complaint	Vertical discontinuities of seismic-force-resisting system were not found at all sides of the perimeter. Interior demising walls do not form a complete lateral bracing system as they are discontinuous between floors.

Soft Story	Unknown	Stiffness of the seismic-force-resisting system cannot be confirmed, as the seismic-force-resisting system (wood shear walls) are not found at all sides of perimeter, and wood shear walls are found discontinuous between floors.
Vertical Irregularities	Non-Complaint	Vertical elements of seismic-force-resisting system (Wood shear walls) were found discontinuous between floors.
Torsion	Unknown	The story center of rigidity cannot be confirmed.
Overturning		
16.3LS Life Safety Checklist for Building Type W2: Wood Frames, Commercial and Industrial		
Item	**Non-Compliant/Unknow**	**Description**
Redundancy	Non-Complaint	Vertical discontinuities of seismic-force-resisting system were not found at all sides of the perimeter.
Shear Stress Check	Non-Complaint	The shear stress check provides an assessment of the overall level of demand on the structure. Existing shear walls are found to be overstressed.
Stucco (Exterior Plaster) Shear Wall	Unknown	Plywood sheathing on existing exterior wall shear walls cannot be confirmed. Existing shear walls could be a stucco shear wall
Gypsum Wallboard or Plaster Shear Walls	Non-Complaint	Existing interior demising walls are found to be Gypsum board.
Narrow Wood Shear Walls	Non-Compliant	Existing shear walls were found with an aspect ratio less than 2-to-1.

6.0 VOLUNTARY SEISMIC EVALUATION

Based on the potential deficiencies outlined in Section 5.1, additional analyses were performed to review the elements of the seismic-force-resisting system. Shear stress of shear walls and diaphragms were reviewed. The Basic Safety Earthquake-1E (BSE-1E) hazard level per ASCE/SEI 41-13 was used to determine building element 'demand over capacity ratios' (DCRs). These ratios compare the seismic demand versus the estimated capacity to provide a comparative estimate as to what level these building elements are overstressed. The lateral capacity of existing building elements is based on ASCE 41-13 Table 12-1, "The Default Expected Strength Values for Wood and Light Frame Shear Walls," and Table 12-2, "The Default Expected Strength Values for Wood Diaphragms."

The existing building geometry structurally separates the building into four separate wings. Discontinuities at the second floor and roof occur at each wing interface, thereby creating discontinuous horizontal diaphragms between each wing. Because they are separate wings, each wing cannot rely on the adjacent wings to resist seismic loads. Therefore, each wing was evaluated individually.

6.1 North Wing

In the north-south direction, roughly 120 feet of existing walls are located, such that they act as lateral resisting elements. In the east-west direction, roughly 42 feet of existing walls are located, such that they act as lateral resisting elements. The DCR for the walls in the north-south direction is 230% overstressed. The DCR for the walls in the east-west direction is 650% overstressed.

6.2 East Wing

In the north-south direction, there is no existing wall located as a lateral resisting element. The exterior wall along grid H and the interior courtyard wall along grid G do not contain structural elements that can be identified as a lateral resisting element. In the east-west direction, roughly 90 feet of existing walls are located as lateral resisting element. The DCR for walls in the north-south direction cannot be determined since no lateral resisting element can be identified. Significant lateral displacement may be expected in the north-south direction of the east wing during a seismic event. The DCR for walls in the east-west direction is 190% overstressed.

6.3 South Wing

There is no existing wall or lateral resisting element to resist seismic loads from the second floor and roof in either the north-south or east-west directions. As a result, significant lateral displacement may be expected during a seismic event. The steel posts that support this wing will be subjected to this potential lateral displacement. Since the steel posts do not possess any lateral resistance, a possible collapse of this wing can result during a seismic event.

6.4 West Wing

In the north-south direction, roughly 50 feet of existing walls are located, such that they act as a lateral resisting element. In the east-west direction, roughly 40 feet of existing walls are located, such that they act as a lateral resisting element. There is no wall located at the south end of the wing. Significant lateral displacement may be expected in the east-west direction during a seismic event. The DCR for the walls in the north-south direction is 360% overstressed. The DCR for the walls in the east-west direction is 400% overstressed.

6.5 Typical Existing Roof and Floor Diaphragm

The DCR for the typical diaphragm at the roof and second floor is highly overstressed. Diaphragm shear stress cannot be determined at areas where vertical seismic-force resisting elements are not found.

7.0 Voluntary Seismic Retrofit Scheme

To conform to the seismic force resisting requirements for a new structure, we propose a seismic retrofit scheme that includes strengthening the existing walls, adding new 2-story shear walls, and new steel moment frames. (See Figure 7.1 for conceptual shear wall and steel moment frame locations)

7.1 Strengthening Existing Shear Wall

The existing shear walls need to be continuous between floors. The strengthening requirements include adding new plywood sheathing and nailing, new hold-down anchors at each end of the wall, new floor to wall connection, and new footing/enhancing for the existing footing.

New Shear Wall: New wood shear walls need to be continuous between floors. The new wood shear wall construction includes new 2x stud wall framing, new plywood sheathing and nailing, new hold-down anchors at each end of the wall, and new footing.

New Floor and Roof Diaphragm Sheathing: New ¾" plywood sheathing over the entirety of the existing floor and roof sheathing.

Steel Moment Resisting Frame: Two-story steel moment resisting frames are to be introduced at the south wing where no continuous shear wall may be feasible. The steel moment resisting frames consist of new wide flange steel columns, wide flange steel beams, and new concrete footings.

Consideration for Reducing Impact of Retrofit on Historical Fabric: The above seismic retrofit can be done to minimize the impact on the building historic fabric. The addition of new plywood shear walls can be performed on the inside force of the exterior walls to avoid removing or damage the exterior skin. The new walls can be located to avoid closing any existing historic windows. The new steel moment resisting frames that are located at the front wing can be placed interior to the building footprint. The second floor and roof diaphragm will require enhanced nailing to allow the adjustment of the frame relocations.

Seismic Retrofit Cost: The cost to retrofit the building can vary, depending on the specific repair details, sequencing, and potential unforeseen conditions. We estimate the retrofit cost will be about $2.0M to $2.5M. This cost does not include any costs such as possible code required upgrades such as the American Disability Act (ADA), plumbing, mechanical, lighting, etc. Also, the addition of new shear walls may render portions of the building less rentable because of the shear wall obstruction at storefront windows, office windows, etc.

8.0 CONCLUSIONS

Based on our evaluation per the ASCE/SEI 41-13 Tier 1 checklist, the seismic force resisting system of the subject property is generally highly overstressed.

The analysis indicates high demand over capacity ratios for all parts of the existing building. These high ratios indicate that the building is likely to suffer significant damage when subject to a moderate to strong earthquake in the Los Angeles basin. Some portions of the building have no significant seismic resisting elements that can resist the seismic forces from the roof and second floor and can result in a possible collapse when subject to a moderate to strong earthquake. These structural deficiencies represent life safety hazards to occupants in and around the building. The above mentioned seismic retrofits would correct the structural deficiencies identified in this report.

The California Historical Building Code allows an analysis and retrofit to meet 75% of the current building code forces. A direct comparison of this force level to ASCE 41-13 was not performed. However, based on the level of overstress, it is our opinion that the same conclusion and retrofit recommendations will apply.

RT:gh (07.25.18)

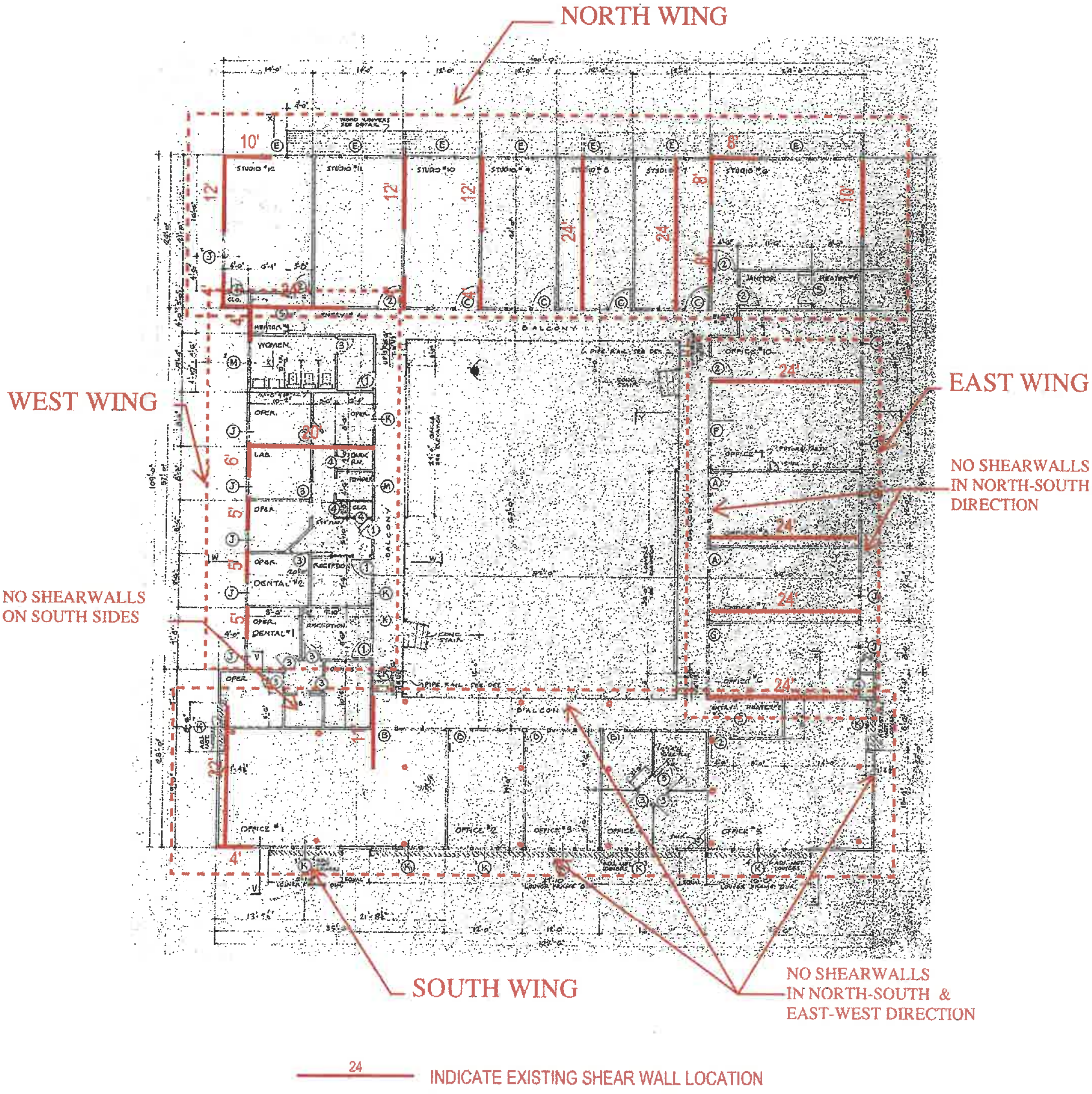
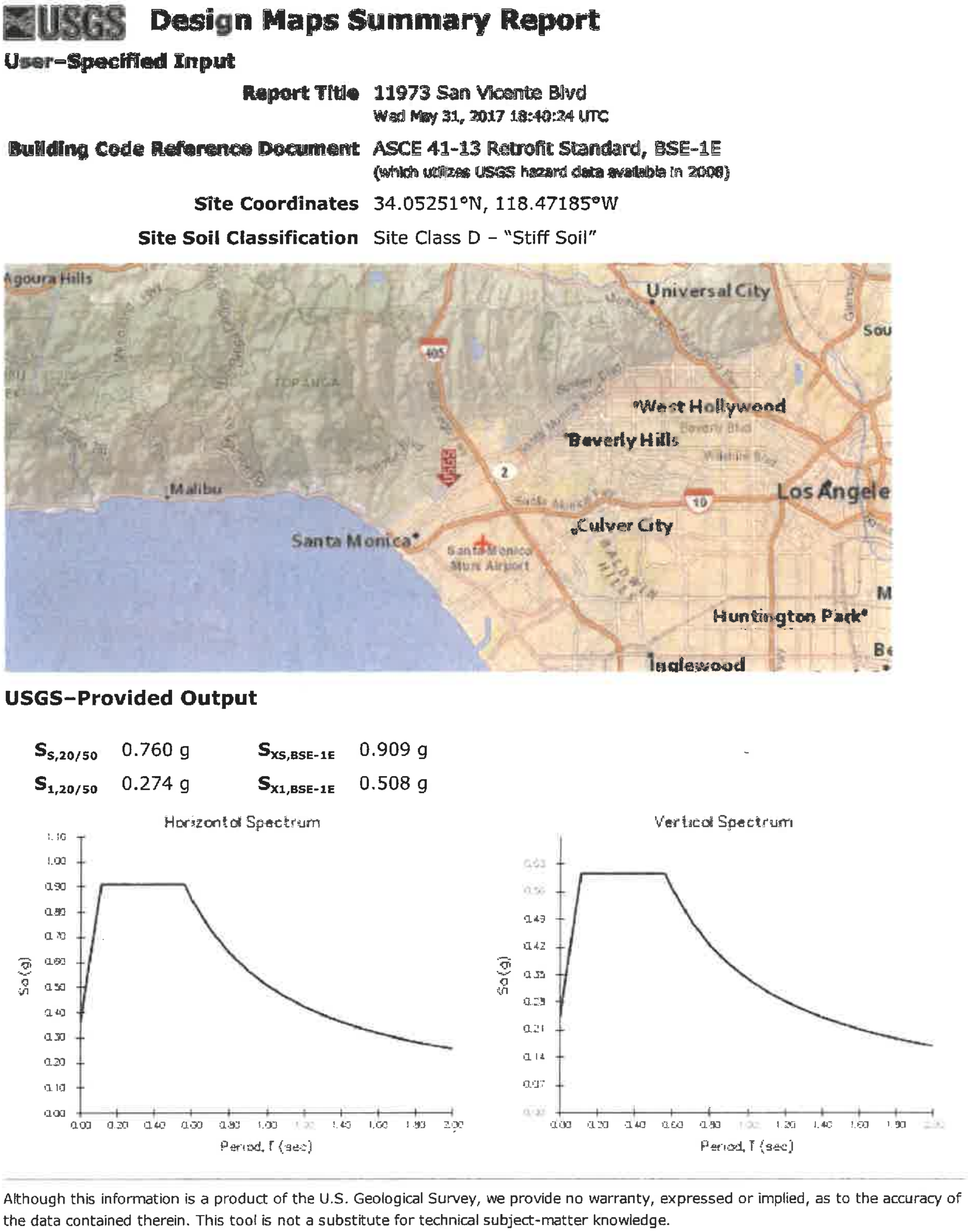


Figure 3.1: Existing Shear Wall Locations

July 25, 2018
Job No. 12-L038B



USGS Design Maps Summary Report

User–Specified Input

Report Title 11973 San Vicente Blvd
Wed May 31, 2017 18:40:24 UTC

Building Code Reference Document ASCE 41-13 Retrofit Standard, BSE-1E
(which utilizes USGS hazard data available in 2008)

Site Coordinates 34.05251°N, 118.47185°W

Site Soil Classification Site Class D – "Stiff Soil"

USGS–Provided Output

$S_{S,20/50}$	0.760 g	$S_{XS,BSE-1E}$	0.909 g
$S_{1,20/50}$	0.274 g	$S_{X1,BSE-1E}$	0.508 g

Figure 4.1: Spectral Ordinates per ASCE 41-13

July 25, 2018
Job No. 12-L038L

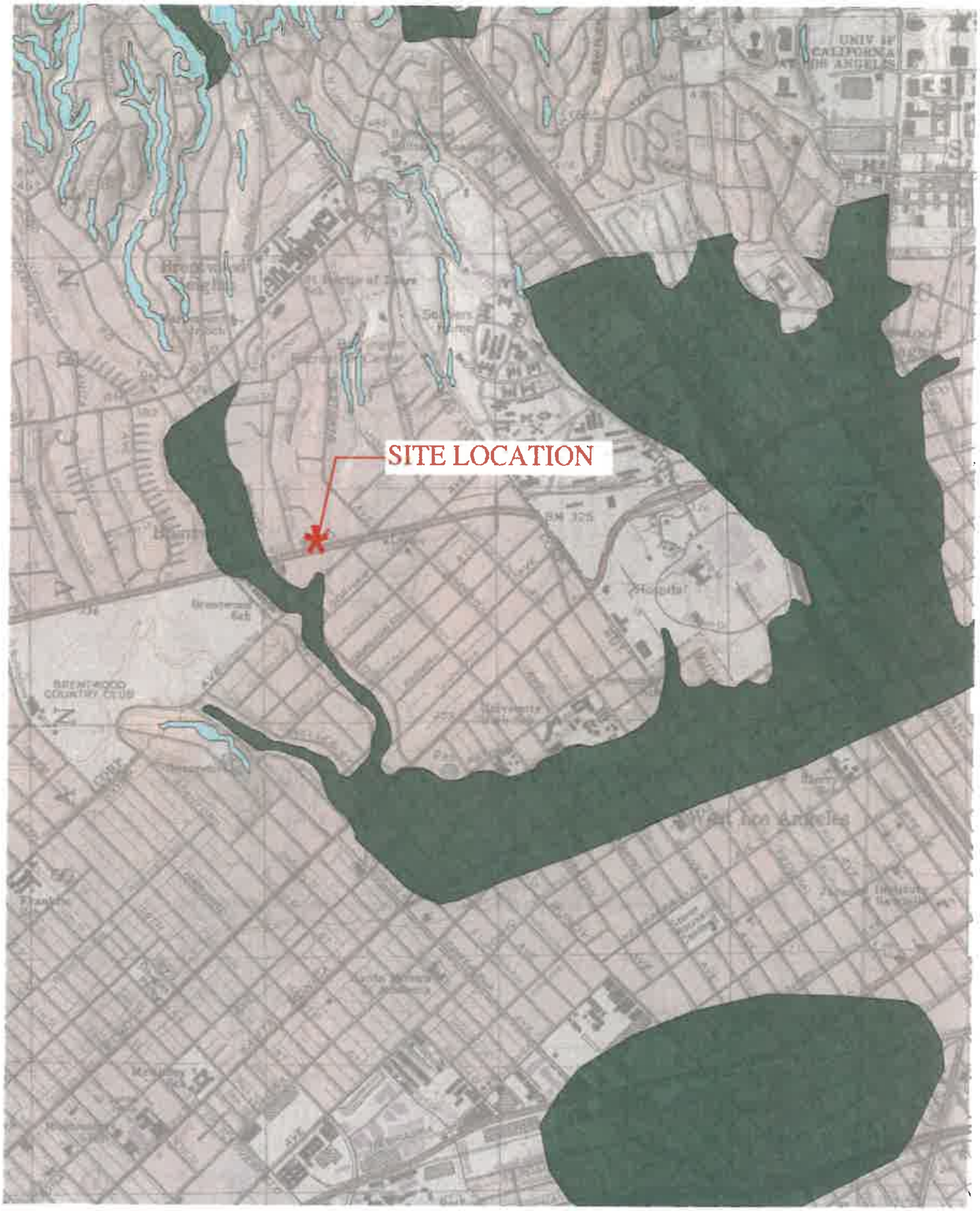
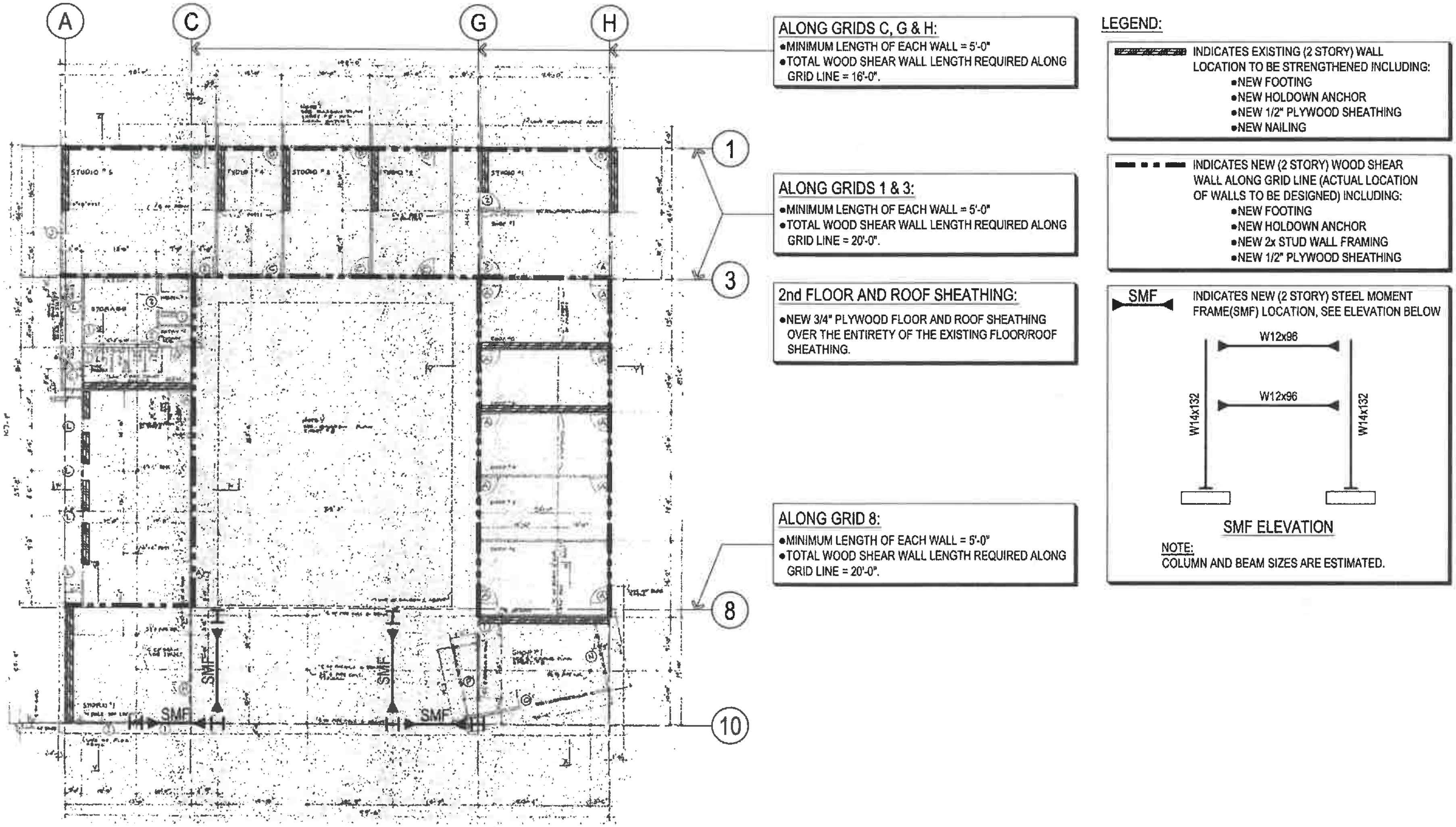


Figure 4.2: State of California Regulatory Map for Seismic Hazards (Beverly Hills Quadrangle)

July 25, 2018
Job No. 12-L038B



ALONG GRIDS C, G & H:
- MINIMUM LENGTH OF EACH WALL = 5'-0"
- TOTAL WOOD SHEAR WALL LENGTH REQUIRED ALONG GRID LINE = 16'-0".

ALONG GRIDS 1 & 3:
- MINIMUM LENGTH OF EACH WALL = 5'-0"
- TOTAL WOOD SHEAR WALL LENGTH REQUIRED ALONG GRID LINE = 20'-0".

2nd FLOOR AND ROOF SHEATHING:
- NEW 3/4" PLYWOOD FLOOR AND ROOF SHEATHING OVER THE ENTIRETY OF THE EXISTING FLOOR/ROOF SHEATHING.

ALONG GRID 8:
- MINIMUM LENGTH OF EACH WALL = 5'-0"
- TOTAL WOOD SHEAR WALL LENGTH REQUIRED ALONG GRID LINE = 20'-0".

LEGEND:

INDICATES EXISTING (2 STORY) WALL LOCATION TO BE STRENGTHENED INCLUDING:
- NEW FOOTING
- NEW HOLDOWN ANCHOR
- NEW 1/2" PLYWOOD SHEATHING
- NEW NAILING

INDICATES NEW (2 STORY) WOOD SHEAR WALL ALONG GRID LINE (ACTUAL LOCATION OF WALLS TO BE DESIGNED) INCLUDING:
- NEW FOOTING
- NEW HOLDOWN ANCHOR
- NEW 2x STUD WALL FRAMING
- NEW 1/2" PLYWOOD SHEATHING

SMF INDICATES NEW (2 STORY) STEEL MOMENT FRAME(SMF) LOCATION, SEE ELEVATION BELOW

SMF ELEVATION

NOTE:
COLUMN AND BEAM SIZES ARE ESTIMATED.

Figure 7.1: Conceptual Shear Wall and Steel Moment Frame Locations

APPENDIX A

Tier 1 Checklists

Chapter 16.0 Tier 1 Checklist

STRUCTURAL COMPONENTS	
C [✓ NC] U NA	LOAD PATH. The structure shall contain a complete, well-defined load path, including structural elements and connections that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation. (Commentary: Sec. A.2.1.1. Tier 2: Sec. 5.4.1.1)
C NC U [✓ NA]	WALL ANCHORAGE. Exterior concrete or masonry walls that are dependent on the diaphragm for lateral support are anchored for out-of-plane forces at each diaphragm level with steel anchors, reinforcing dowels, or straps that are developed into the diaphragm. Connections shall have adequate strength to resist the connection force calculated in the Quick Check procedure of Section 4.5.3.7. (Commentary: Sec. A.5.1.1. Tier 2: Sec. 5.7.1)

16.1.2LS Life Safety Basic Configuration Checklist

Low Seismicity

Building System

GENERAL	
C [✓ NC] U NA	LOAD PATH. The structure shall contain a complete, well defined load path, including structural elements and connections that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation. (Commentary: Sec. A.2.1.1. Tier 2: Sec. 5.4.1.1)
C NC U [✓ NA]	ADJACENT BUILDING. The clear distance between the building being evaluated and any adjacent building is greater than 4% of the height of the shorter building. This statement shall not apply for the following building types: W1, W1a, and W2. (Commentary: Sec. A.2.1.2. Tier 2: Sec. 5.4.1.2)
C NC U [✓ NA]	MEZZANINES. Interior mezzanine levels are braced independently from the main structure or are anchored to the seismic-force-resisting elements of the main structure. (Commentary: Sec. A.2.1.3. Tier 2: Sec. 5.4.1.3)
BUILDING CONFIGURATION	
C [✓ NC] U NA	WEAK STORY. The sum of the shear strengths of the seismic-force resisting system in any story in each direction is not less than 80% of the strength in the adjacent story above. (Commentary: Sec. A.2.2.2. Tier 2: Sec. 5.4.2.1)
C NC [✓ U] NA	SOFT STORY. The stiffness of the seismic-force-resisting system in any story is not less than 70% of the seismic-force-resisting system stiffness in an adjacent story above or less than 80% of the average seismic-force-resisting system stiffness of the three stories above. (Commentary: Sec. A.2.2.3. Tier 2: Sec. 5.4.2.2)
C [✓ NC] U NA	VERTICAL IRREGULARITIES. All vertical elements in the seismic-force-resisting system are continuous to the foundation. (Commentary: Sec. A.2.2.4. Tier 2: Sec. 5.4.2.3)
C NC U [✓ NA]	GEOMETRY. There are no changes in the horizontal dimension of the seismic-force-resisting system of more than 30% in a story relative to adjacent stories, excluding one-story penthouses and mezzanines. (Commentary: Sec. A.2.2.5. Tier 2: Sec. 5.4.2.4)
[✓ C] NC U NA	MASS. There is no change in effective mass more than 50% from one story to the next. Light roofs, penthouses, and mezzanines need not be considered. (Commentary: Sec. A.2.2.6. Tier 2: Sec. 5.4.2.5)
C NC [✓ U] NA	TORSION. The estimated distance between the story center of mass and the story center of rigidity is less than 20% of the building width in either plan dimension. (Commentary: Sec. A.2.2.7. Tier 2: Sec. 5.4.2.6)

Moderate Seismicity (Complete the following items in addition to the items for Low Seismicity)

GEOLOGIC SITE HAZARDS	
[✓ C] NC U NA	LIQUEFACTION. Liquefaction-susceptible, saturated, loose granular soils granular soils that could jeopardize the building's seismic performance shall not exist in the foundation soils at depths within 50 ft. under the building. (Commentary: Sec. A.6.1.1. Tier 2: Sec. 5.4.3.1)
[✓ C] NC U NA	SLOPE FAILURE. The building site sufficiently remote from potential earthquake-induced slope failures or rockfalls to be unaffected by such failures or is capable of accommodating any predicted movements without failure. (Commentary: Sec. A.6.1.2. Tier 2: Sec. 5.4.3.1)

[✓ C] NC U NA	SURFACE FAULT RUPTURE. Surface fault rupture and surface displacement at the building site are not anticipated. (Commentary: Sec. A.6.1.3. Tier 2: Sec. 5.4.3.1)

High Seismicity (Complete the following items in addition to the items for Low and Moderate Seismicity)

FOUNDATION CONFIGURATION	
C [✓ NC] U NA	OVERTURNING. The ratio of the least horizontal dimension of the seismic-force-resisting system at the foundation level to the building height (base/height) is greater than 0.6S_a. (Commentary: Sec. A.6.2.1. Tier 2: Sec. 5.4.3.3)
C NC U [✓ NA]	THIS BETWEEN FOUNDATION ELEMENTS. The foundation has ties adequate to resist seismic forces where footings, piles, and piers are not restrained by beams, slabs, or soils classified as Site Class A, B, or C. (Commentary: Sec. A.6.2.2. Tier 2: Sec. 5.4.3.4)

16.3LS Life Safety Structural Checklist for Building Type W2: Wood Frames, Commercial and Industrial

Low and Moderate Seismicity

LATERAL-SEISMIC-FORCE-RESISTING SYSTEM	
C [✓ NC] U NA	REDUNDANCY. The number of lines of shear walls in each principal direction is greater than or equal to 2. (Commentary: Sec. A.3.2.1.1. Tier 2: Sec. 5.5.1.1, and)
C [✓ NC] U NA	SHEAR STRESS CHECK: The shear stress in the shear walls, calculated using the Quick Check procedure of Section 4.5.3.3, is less than the following values (Commentary: Sec. A.3.2.7.1. Tier 2: Sec. 5.5.3.1.1): Structural panel sheathing 1,000 lb/ft Diagonal sheathing 700 lb/ft Straight sheathing 100 lb/ft All other conditions 100 lb/ft
C [✓ NC] U NA	STUCCO (EXTERIOR PLASTER) SHEAR WALLS. Multi-story buildings do not rely on exterior stucco walls as the primary seismic-force-resisting system. (Commentary: Sec. A.3.2.7.2. Tier 2: Sec. 5.5.3.6.1)
C [✓ NC] U NA	GYPSUM WALLBOARD OR PLASTER SHEAR WALLS. Interior plaster or gypsum wallboard is not used as shear walls on buildings over one story in height with the exception of the uppermost level of a multistory building. (Commentary: Sec. A.3.2.7.3. Tier 2: Sec. 5.5.3.6.1)
C [✓ NC] U NA	NARROW WOOD SHEAR WALLS. Narrow wood shear walls with an aspect ratio greater than 2-to-1 are not used to resist seismic forces. (Commentary: Sec. A.3.2.7.4. Tier 2: Sec. 5.5.3.6.1)
C NC [✓ U] NA	WALLS CONNECTED THROUGH FLOORS. Shear walls have an interconnection between stories to transfer overturning and shear forces through the floor. (Commentary: Sec. A.3.2.7.5. Tier 2: Sec.5.5.3.6.2)
C NC U [✓ NA]	HILLSIDE SITE. For structures that are taller on at least one side by more than one-half story due to a sloping site, all shear walls on the downhill slope have an aspect ratio less than 1-to-1. (Commentary: Sec. A.3.2.7.6. Tier 2: Sec. 5.5.3.6.3)
C NC U [✓ NA]	CRIPPLE WALLS. Cripple walls below first-floor-level shear walls are braced to the foundation with wood structural panels. (Commentary: Sec. A.3.2.7.7. Tier 2: Sec. 5.5.3.6.4)
C NC U [✓ NA]	OPENINGS: Walls with openings greater than 80% of the length are braced with wood structural panel shear walls with aspect ratios of not more than 1.5-to-1 or are supported by adjacent construction through positive ties capable of transferring the seismic forces. (Commentary: Sec. A.3.2.7.8. Tier 2: Sec. 5.5.3.6.5)
CONNECTIONS	
C NC [✓ U] NA	WOOD POSTS. There is a positive connection of wood posts to the foundation. (Commentary: Sec. A.5.3.3. Tier 2: Sec. 5.7.3.3)
C NC [✓ U] NA	WOOD SILLS. All wood sills are bolted to the foundation. (Commentary: Sec. A.5.3.4. Tier 2: Sec. 5.7.3.3)
C NC [✓ U] NA	GIRDER/COLUMN CONNECTION. There is a positive connection using plates, connection hardware, or straps between the girder and the column support. (Commentary: Sec. A.5.4.1. Tier 2: Sec. 5.7.4.1)

High Seismicity (Complete the following items in addition to the items for Low and Moderate Seismicity)

DIAPHRAGMS	
C [✓ NC] U NA	DIAPHRAGM CONTINUITY. The diaphragms are not composed of split-level floors and do not have expansion joints. (Commentary: Sec. A.4.1.1. Tier 2: Sec. 5.6.1.1)
C NC [✓ U] NA	ROOF CHORD CONTINUITY. All chord elements are continuous, regardless of changes in roof elevation. (Commentary: Sec. A.4.1.3. Tier 2: Sec. 5.6.1.1)
C NC [✓ U] NA	DIAPHRAGM REINFORCEMENT AT OPENINGS. There is reinforcing around all diaphragm openings larger than 50% of the building width in either major plan dimension. (Commentary: Sec. A.4.1.8. Tier 2: Sec. 5.6.1.5)
C NC U [✓ NA]	STRAIGHT SHEATHING. All straight sheathed diaphragms have aspect ratios less than 2-to-1 in the direction being considered. (Commentary: Sec. A.4.2.1. Tier 2: Sec. 5.6.2)
C [✓ NC] U NA	SPANS. All wood diaphragms with spans greater than 24 ft. consist of wood structural panels or diagonal sheathing. Wood commercial and industrial buildings may have rod-braced systems. (Commentary: Sec. A.4.2.2. Tier 2: Sec. 5.6.2)
C [✓ NC] U NA	DIAGONALLY SHEATHED AND UNBLOCKED DIAPHRAGMS. All diagonally sheathed or unblocked wood structural panel diaphragms have horizontal spans less than 40 feet and aspect ratios less than or equal to 4-to-1. (Commentary: Sec. A.4.2.3. Tier 2: Sec. 5.6.2)
C NC U [✓ NA]	OTHER DIAPHRAGMS. The diaphragm does not consist of a system other than wood, metal deck, concrete, or horizontal bracing. (Commentary: Sec. A.4.7.1. Tier 2: Sec. 5.6.5)
CONNECTIONS	
C NC [✓ U] NA	WOOD SILL BOLTS. Sill bolts are spaced at 6 feet or less, with proper edge and end distance provided for wo and concrete. (Commentary: A.5.3.7. Tier 2: Sec. 5.7.3.3)

Communication from Public

Name:	Reid Breitman
Date Submitted:	02/15/2026 11:08 AM
Council File No:	25-1518
Comments for Public Posting:	I support the application to demolish an old, dangerous building to make way for a new and productive use. Hopefully there will be a development that includes much needed housing. Plus, the city should respect private property rights.