

Communication from Public

Name:

Date Submitted: 02/20/2026 12:24 PM

Council File No: 25-1518

Comments for Public Posting: I oppose the appeal and support demolition." Note that it is Council File #25-1518 for 11973-11975 San Vicente LA 90049 Building is a safety hazard with earthquake and fire risk and must be torn down now. Building is a blight on our community that has been sitting empty for nearly 20 years (!) since 2007. We'd prefer to see neighborhood-serving retail, restaurants, and other services in this highly walkable area. PLEASE NOTE WHEN I WALK FROM CVS TOWARDS Bundy; to get home the sidewalk is dark, often covered with debris and is a hazard. It needs to be demolished now. ALSO On occasion people loitering in front of that fence make me nervous walking by. It's a busy street so it is not safe for me to step off curb and walk in the roadway. I urge you to give priority to quality life and safety concerns Thank you

Communication from Public

Name:

Date Submitted: 02/20/2026 11:28 AM

Council File No: 25-1518

Comments for Public Posting: I urge the PLUM Committee to Support the Appeal and Oppose the Demolition. Do not allow a landmark to be reduced to a vacant lot to bypass our community's right to public hearings and environmental review. Los Angeles landmarks preserve our city's history and deserve to be protected from reckless demolition.

Communication from Public

Name:

Date Submitted: 02/20/2026 08:53 PM

Council File No: 25-1518

Comments for Public Posting: Please see attached comment cards in support of Preservation of the Barry Building.



Planning CHC <chc@lacity.org>

Case # CHC-2007-1585-HCM, Save the Barry Building!

1 message

Quinn Garvey <q@quinnegarvey.com>

Thu, Sep 5, 2024 at 8:08 AM

To: chc@lacity.org

Cc: councilmember.park@lacity.org

Hello-

I am urgently emailing you one more time before today's decision, to please step in and save the Barry Building in Brentwood.

I have only lived in L.A. for six years, I never had the privilege of seeing this building when it was thriving. But I always had an affinity for the Barry Building. It is stunning, even in its neglect (by the owner wishing to demo it and sell the lot). It effortlessly showcases the modern elements of indoor/ outdoor living.

This is a prime and important example of the International Style of architecture. Demoing a HCM will set a really bad precedent. Los Angeles needs its history, told by these iconic buildings around the city. Brentwood would experience such a loss without this building. It stands its own on San Vicente, and gives crucial insight to what was.

What's more, this building still has life left in it. It could be adaptively reused.

I loved reading about the bookstore the Barry Building once housed, one people still reminisce about today.

This is just another attempt to erase the history that built Los Angeles. The whole world is watching our city make these horrific calls, look at how they stepped up to save Marilyn's house. But this is our responsibility to save a building that we've already deemed historically relevant!

We need to honor and conserve this building.

Please, I ask that you do NOT adopt a Statement of Overriding Considerations.

This building is a piece of Brentwood's history. It would be an irreparable loss!

Thank you for your time,
Quinn Garvey



Planning CHC <chc@lacity.org>

CHC-2007-1585-HCM Barry Building

1 message

BBurns <bridgethelenburns@gmail.com>

Wed, Sep 4, 2024 at 1:14 PM

To: councilmember.park@lacity.org, chc@lacity.org

Hello!

I was made aware of the possibility that The Barry Building in Brentwood is in danger of being demolished after years of neglect by its owner. As a third generation Los Angeno I have some experience of how this building was enjoyed while it was properly maintained. There is a lot of promise held in a complex such as The Barry building. It is built at a human scale, values the pedestrian and most importantly it is a piece of our California Modernist history.

I am continually dismayed at the aesthetic texture of my city being destroyed for oversized developments. Demolition of The Barry Building is senseless. I wanted to express my wish for adaptable reuse of this building and preservation of its character.

Bridget Burns

11188 Ophir Dr

Los Angeles, CA 90024



Planning CHC <chc@lacity.org>

concern re: the Barry Building (CHC-2007-1585-HCM)

1 message

Jessica Ritz <jnritz@gmail.com>
To: chc@lacity.org
Cc: councilmember.park@lacity.org

Wed, Sep 4, 2024 at 2:28 PM

To Cultural Heritage Commissioners:

I am writing as a lifetime Los Angeles resident, former historic preservation professional, and current architecture/design journalist to express concern about the pending situation with the Barry Building in Brentwood.

While I understand the ongoing urgent need to balance historic preservation values with the evolution of our city's built environment, effectively allowing property owners to use extreme neglect as a pathway to seeking demolition of existing Historic Cultural Monuments sets a dangerous precedent.

I hope you will move to protect the Barry Building's rightfully designated status (CHC-2007-1585-HCM) and protect this landmark's connection to its community. Because properties do not need to be preserved in amber but instead can reflect shifting economic and social needs, I look forward to witnessing this beloved site ushered into its next chapter through a resolution that satisfies all stakeholders.

Thank you for your consideration.

Sincerely,

Jessica Ritz
907 S. Windsor Blvd.
Los Angeles, CA 90019
323.839.7807



Planning CHC <chc@lacity.org>

In support of the Barry Building

2 messages

Cathy Mayer <cthartica@gmail.com>

Wed, Sep 4, 2024 at 12:52 PM

To: chc@lacity.org

Cc: councilmember.park@lacity.org

Dear Cultural Heritage Commission and Councilmember Traci Park,

I am writing in support of preserving the Barry Building in Brentwood and to deny the Statement of Consideration put forward by the owner (**Case No. CHC-2007-1585-HCM**). This is a historically significant building, and destroying it for yet another new development in the area would be incredibly disappointing.

The building means a lot to me and to so many Westside residents. Some of my fondest childhood memories are of frequenting Dutton's Bookstore with my grandmother, who was a loyal customer, and spending mornings in the beautiful courtyard of the building with a stack of newly purchased books. I hope that there is a future in which the Barry Building may be a vital part of the community again.

Thank you for your time.

Sincerely,
Cathy Mayer

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Cathy Mayer
she/her
(310) 405 4321
<https://www.cathymayer.com/>

Planning CHC <chc@lacity.org>

Wed, Sep 4, 2024 at 4:16 PM

Draft To: Cathy Mayer <cthartica@gmail.com>

Cc: councilmember.park@lacity.org

Thank you for your comment, it has been received and will be transmitted.

[Quoted text hidden]



Planning CHC <chc@lacity.org>

In Support of the Barry Building

1 message

Monique Huizar <moniquehuizar@ymail.com>

Thu, Sep 5, 2024 at 10:34 AM

Reply-To: Monique Huizar <moniquehuizar@ymail.com>

To: "chc@lacity.org" <chc@lacity.org>, "park@lacity.org" <park@lacity.org>

I'm asking that you vote to adopt the staff findings and certify the Environmental Impact Report (EIR) but deny the Statement of Consideration (SOC)

Thank you,

Monique Huizar

www.moniquehuizar.com

(310) 431-7702



Planning CHC <chc@lacity.org>

NO on SOC Adoption, YES to the Preservation of the Barry Building (CHC-2007-1585-HCM)

1 message

Kevin Manalang <advocacy@laconservancy.org>
Reply-To: Kevin Manalang <Kevin.manalang@gmail.com>
To: chc@lacity.org

Wed, Sep 4, 2024 at 6:11 PM

Dear Los Angeles Cultural Heritage Commission, :

I email you to express my strong opposition to adopting the Statement of Overriding Consideration (SOC) re: the demolition of the Barry Building. This structure is a Historic-Cultural Monument and adds a much-needed visual break from all the stucco-heavy buildings in the city.

Demolishing the Barry Building with its mature landscaping and floor-to-ceiling windows would be a significant loss to our city's architectural and cultural heritage. It adds to the vintage vibe of the city. The fact that the owner has neglected the property and only intends to demolish the structure to leave a vacant lot does a disservice to the neighborhood's ambience. Moreover, vacant lots in the city, fenced or not, tend to attract illegal dumping, the accumulation of trash, and weeds that eventually become fuel for fires. Any coverings on fences - privacy screens, ads, etc - also seem to be covered in graffiti fairly quickly. Please deny the SOC and support the preservation efforts by certifying the EIR while adopting the staff's findings.

Thank you for considering my comments.

Kevin Manalang
Kevin.manalang@gmail.com
5400 Carlton Way Apt 116
, CA 90027



Planning CHC <chc@lacity.org>

Oppose SOC Adoption and Support Preservation of the Barry Building-CHC-2007-1585-HCM

1 message

Helen Landon <advocacy@laconservancy.org>
Reply-To: Helen Landon <helenzlandon@gmail.com>
To: chc@lacity.org

Wed, Sep 4, 2024 at 6:15 PM

Dear Los Angeles Cultural Heritage Commission, :

I am writing to express my strong opposition to adopting the Statement of Overriding Consideration (SOC) regarding the demolition of the Barry Building. This structure is a Historic-Cultural Monument and a beloved community landmark that should be preserved, not reduced to a vacant lot.

I have fond memories of attending readings and shopping at Dutton Books and memories of the unique style building. It's so funny that new multi use buildings are being built now. This place was the perfect example of a building with offices, hang out spaces, and shops. It was a really lovely spot until it was left abandoned and empty.

I drive by this building often, as I live on San Vicente a bit down the road. It would be so nice to see it returned to its old splendor. I can't drive by without remembering and hoping.

Demolishing the Barry Building would be a significant loss to our city's architectural and cultural heritage. I urge you to deny the SOC and support the preservation efforts by certifying the EIR while adopting the staff's findings.

Thank you for considering my comments.

Helen Landon
helen@drhelen.com

Helen Landon
helenzlandon@gmail.com
229 San Vicente blvd.
Santa Monica, CA 90402



Planning CHC <chc@lacity.org>

Oppose SOC Adoption and Support Preservation of the Barry Building-CHC-2007-1585-HCM

1 message

Justin Dickerson <advocacy@laconservancy.org>
Reply-To: Justin Dickerson <justin.r.dickerson@gmail.com>
To: chc@lacity.org

Thu, Sep 5, 2024 at 6:55 AM

Dear Los Angeles Cultural Heritage Commission, :

I am writing to express my strong opposition to adopting the Statement of Overriding Consideration (SOC) regarding the demolition of the Barry Building. This structure is a Historic-Cultural Monument and a beloved community landmark that should be preserved, not reduced to a vacant lot.

Demolishing the Barry Building would be a significant loss to our city's architectural and cultural heritage. I urge you to deny the SOC and support the preservation efforts by certifying the EIR while adopting the staff's findings.

Thank you for considering my comments.

Justin Dickerson
justin.r.dickerson@gmail.com
13037 Greenleaf St
Studio City, CA 91604



Planning CHC <chc@lacity.org>

Oppose SOC Adoption and Support Preservation of the Barry Building-CHC-2007-1585-HCM

3 messages

Kelle Leonard <tgodinez@laconservancy.org>
Reply-To: Kelle Leonard <kelle.brey@gmail.com>
To: chc@lacity.org

Wed, Sep 4, 2024 at 12:08 PM

Dear Los Angeles Cultural Heritage Commission, :

I am writing to express my strong opposition to adopting the Statement of Overriding Consideration (SOC) regarding the demolition of the Barry Building. This structure is a Historic-Cultural Monument and a beloved community landmark that should be preserved, not reduced to a vacant lot.

Demolishing the Barry Building would be a significant loss to our city's architectural and cultural heritage. I urge you to deny the SOC and support the preservation efforts by certifying the EIR while adopting the staff's findings.

Thank you for considering my comments.

Kelle Leonard
kelle.brey@gmail.com

Los Angeles, CA 90062

Michael Rotcher <tgodinez@laconservancy.org>
Reply-To: Michael Rotcher <michaelrotcher@hotmail.com>
To: chc@lacity.org

Wed, Sep 4, 2024 at 2:00 PM

Dear Los Angeles Cultural Heritage Commission, :

I am writing to express my strong opposition to adopting the Statement of Overriding Consideration (SOC) regarding the demolition of the Barry Building. This structure is a Historic-Cultural Monument and a beloved community landmark that should be preserved, not reduced to a vacant lot.

Demolishing the Barry Building would be a significant loss to our city's architectural and cultural heritage. I urge you to deny the SOC and support the preservation efforts by certifying the EIR while adopting the staff's findings.

Thank you for considering my comments.

Michael Rotcher
michaelrotcher@hotmail.com
24542 Tarazona
Mission Viejo, CA 92692

W. G. <tgodinez@laconservancy.org>
Reply-To: "W. G." <seapink2@gmail.com>
To: chc@lacity.org

Wed, Sep 4, 2024 at 2:49 PM

Dear Los Angeles Cultural Heritage Commission, :

I am writing to express my strong opposition to adopting the Statement of Overriding Consideration (SOC) regarding the demolition of the Barry Building. This structure is a Historic-Cultural Monument and a beloved community landmark that should be preserved, not reduced to a vacant lot.

Demolishing the Barry Building would be a significant loss to our city's architectural and cultural heritage. I urge you to deny the SOC and support the preservation efforts by certifying the EIR while adopting the staff's findings.

Thank you for considering my comments.

W. G.
seapink2@gmail.com
855 PELANCONI AVE.
GLENDALE, CA 91202



Planning CHC <chc@lacity.org>

The Barry Building - CASE NUMBER CHC-2007-1585-HCM

1 message

gordonsymphony@gmail.com <gordonsymphony@gmail.com>

Wed, Sep 4, 2024 at 4:33 PM

To: chc@lacity.org

Cc: councilmember.park@lacity.org

Dear Cultural Heritage Commission

I write to second the LA Conservancy's call for the preservation and protection of the Barry Building, proposed for demolition under case number **CHC-2007-1585-HCM**

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This is a key example of Mid-Century Modern apartment style. LA needs more heritage protection, not less. I would hate to get to the stage where the only way anyone can see the full architectural richness of old LA is on film.

Best wishes,

Gordon K. Williams

Communication from Public

Name:

Date Submitted: 02/20/2026 08:55 PM

Council File No: 25-1518

Comments for Public Posting: Please see attached comment cards in support of Preservation of the Barry Building.



Bradley Furuya <bradley.furuya@lacity.org>

Barry building - 11973 San Vincente

1 message

alexandradanzer@gmail.com <alexandradanzer@gmail.com>
To: bradley.furuya@lacity.org

Sat, Dec 19, 2020 at 12:22 PM

Hello- this is a letter against demolishing the Barry Building which is a historic monument. Destroying this building is short sided and would ruin the architectural fabric of San Vincente. Further, I am a lifelong brentwood resident and it is well known in the community that the owner, who wants to demo the building, is a widely disliked and unethical businessman. He should not be rewarded for his bad behavior. Destroying this architectural landmark sets a dangerous precedent and other plans that suggest adaptive reuse of the space should be considered instead.

Thank you,
Alex Danzer (4th generation Angelo)

Sent from my iPhone

Bradley Furuya <bradley.furuya@lacity.org>

(no subject)

1 message

Alexis Fleisig <afleisig@gmail.com>

Mon, Dec 21, 2020 at 12:54 PM

To: bradley.furuya@lacity.orgCc: vanbreene@laconservancy.org

Dear Mr. Bradley

I'm writing in urgent support of preserving the Barry Building by Milton Caughey from 1951 at [11975 San Vicente Boulevard](#) in Los Angeles. Already designated a Historic-Cultural Monument (HCM #887), the destruction of this building would be a loss to the historic fabric of the city and a tragic precedent for historic preservation designation in the city. The owners have neglected this property for years and removed much of the original detail. Approval of demolition will send a strong signal that there is no penalty for poor stewardship of these historic buildings and show that there is little to no penalty for ignoring historic preservation efforts.

There have been alternative propositions for reuse of this property and under the California Environmental Quality Act, I urge the city to deny the demolition of this historic building.

thank you

Alexis Fleisig

Glendale, CA



Bradley Furuya <bradley.furuya@lacity.org>

NOP for 11973 San Vicente Boulevard Project Draft EIR

1 message

Jurca, Catherine <cjurca@hss.caltech.edu>
To: "bradley.furuya@lacity.org" <bradley.furuya@lacity.org>
Cc: "vanbreen@laconservancy.org" <vanbreen@laconservancy.org>

Mon, Dec 21, 2020 at 12:08 PM

Dear Mr. Furuya:

As a long-time Los Angeles resident I am distressed beyond measure to learn that the proposal to demolish the Barry Building, a designated historic resource within the City of Los Angeles and under CEQA, has resurfaced. It is particularly irksome to learn that the replacement project is...a vacant lot.

The owner has no one but himself to blame for the condition of the building, and Mr. Munger cannot claim to lack the resources to have maintained and repaired it.

Demolition by willful neglect is inappropriate grounds to allow demolition by willful wrecking ball. Rewarding such behavior only empowers those who knowingly purchase historic resources but who don't intend to preserve them. The City must hold the owner accountable for maintaining the good condition of its historic properties.

I ask the City not to consider demolition without a replacement project. Adaptive reuse alternatives must be considered.

Many thanks for your consideration of this important matter.

Best wishes,
Catherine Jurca

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

Bradly Building

1 message

David STONE <mrdstone@mac.com>
To: bradley.furuya@lacity.org

Mon, Dec 21, 2020 at 11:44 AM

As a long time resident of Brentwood (35 years) I am actually appalled that you would allow this mid century gem to be demolished. It is an ikon of the style and a shining example of what we as a neighborhood want and need. We do not need another glass box on San Vicente.

Please do all you can to preserve this special place.

Thank you!

Regards,
DAVID STONE
mrdstone@mac.com



Bradley Furuya <bradley.furuya@lacity.org>

11973 San Vicente Boulevard Project

1 message

diannekrausdesign@gmail.com <diannekrausdesign@gmail.com>

Mon, Dec 21, 2020 at 4:01 PM

To: bradley.furuya@lacity.org

Cc: vanbreene@laconservancy.org

Having been a retailer at the Barry Building from 2014 -2017 and attending meetings with the owner to understand the significance of this building I am so so disappointed in the fact that this is still going on!!! The Barry Building is a strong Historic-Cultural Monument and needs to be protected. Along with being a historic monument it holds huge emotional and memorable moments for all who have had the wonderful opportunity to visit this mid century design and courtyard which is quintessential Los Angeles architecture.

There are viable preservation alternatives to demolition that must be fully considered and explored !!

The proposed demolition of the Barry Building sets a dangerous precedent for future proposed demolition of HCM's – it is unacceptable to do this to the Barry Building

The owners are using demolition by neglect to circumvent historic preservation protections . I first hand experienced this while being a tenant , it was not maintained purposely.

IF approved the city will have awarded the owners for their bad behavior – UNACCEPTABLE !!!

Under the California Environmental Quality Act (CEQA) the city is required to deny projects that have feasible alternatives. In this case , this is a clear preservation alternative that had been presented in previous project proposals.

Please do not destroy the only mid-century commercial space in Brentwood as it is so unique and special and holds a lot of memories and character that this neighborhood needs

Thank you

Dianne Kraus



Bradley Furuya <bradley.furuya@lacity.org>

Barry Building

1 message

Emily Williams <erosewilliams@gmail.com>

Mon, Dec 21, 2020 at 1:22 PM

To: "bradley.furuya@lacity.org" <bradley.furuya@lacity.org>

Cc: Adrian Fine <afine@laconservancy.org>, "vanbreene@laconservancy.org" <vanbreene@laconservancy.org>

Good afternoon,

Please do not allow the Barry Building to be demolished. This building was my office for several years with the LA Parks Foundation until we were evicted in 2016. Going to work in a beautiful historic building made my day, every day. This property is part of what makes LA an outstanding place to live. It is an architectural gem that must be preserved for future generations to learn about and appreciate the history of our city.

Thank you.

Emily Williams



Bradley Furuya <bradley.furuya@lacity.org>

Save the Barry Building

1 message

Kristin Burcham <kristin.burcham@gmail.com>
To: bradley.furuya@lacity.org

Sat, Dec 19, 2020 at 12:55 PM

As a decade-long employee of Dutton's Books, I have sentimental reasons for wanting this building to be saved, but it is my role as a local community member that is more important: demolition would set a dangerous precedent for the historic buildings of our region and would reward Charles Munger for unethical, insensitive, and selfish acts.

In order to preserve the history and character of our neighborhoods, and show that the commercial interests of the rich are not more important than the concerns of regular citizens, we must save this building.

There are viable alternatives to demolition and these should be fully explored.

Sincerely,
Kristin Burcham

Sent from my iPhone



Bradley Furuya <bradley.furuya@lacity.org>

Barry building in Brentwood

1 message

Laura Bernier <laurabernier1@gmail.com>
To: bradley.furuya@lacity.org

Mon, Dec 21, 2020 at 3:34 PM

Hello,

>

> I'm writing about the Barry Building in Brentwood. I understand that public comments about its potential impending destruction are due today.

>

> When my husband and I moved to Brentwood in 2013, I was still on maternity leave, and I pushed my baby daughter's stroller past the Barry building several times a day, always pausing to admire its graceful midcentury lines. My father was an architect, and the Barry center's uniquely Californian design always stopped me in my tracks.

>

> I was saddened when its tenants were evicted, assuming the shopping center would be demolished. What a tragedy, I thought, to replace its architectural sprightliness with yet another boring concrete block like the ones that have taken over most of Santa Monica.

>

> But when months and then years past and the building was not demolished, but just abandoned, I kept walking my daughter, and then her sister, past it; first in their strollers, then later on their scooters. The old fashioned barber, Elizabeth's, where my brother went for haircuts, was by then long gone. So was the bookshop frequently patronized by, among others, Ross Macdonald, one of Los Angeles's greatest writers. But the pretty building still stood behind its chain link fence.

>

> It's a shocking shame that its owners would be allowed to let it sit and purposefully decline in order to bypass historical guidelines that would otherwise protect it. Its tenants, such as Caffe Luxe and Cisco Home, were not happy to be evicted. It could still be a vibrant community center in Brentwood if available preservation techniques were utilized!

>

> I urge Los Angeles to do everything it can to protect and preserve the rare and lovely Barry building. I don't even live in California anymore — my family moved back East to be near family in 2020 — but felt compelled to write on behalf of a building I love.

>

> Thank you,

> Laura Bernier



Bradley Furuya <bradley.furuya@lacity.org>

Public Comment: Barry Building

1 message

Lauren Everett <le28@pdx.edu>

Sun, Dec 20, 2020 at 3:50 PM

To: bradley.furuya@lacity.org

Cc: afine@laconservancy.org

To whom it may concern,

Growing up in Santa Monica and Venice, I spent many hours of my childhood in the children's wing of Duttons and playing in the courtyard of the Barry Building while my mom browsed inside. I know I am only one of many Angelenos with deeply fond memories of this community institution.

I was recently made aware that a Notice of Preparation was issued for the proposed demolition of the building. Not only is this a loss to our shared community history, but every demolition of an HCM threatens the integrity of the program.

As the author of the Bob Baker Marionette Theater HCM nomination, we already saw a very disappointing outcome in that case that did not reflect the spirit and intention of the ordinance, and has resulted in an empty deteriorating building and financial hardship for the theater company. This should not be repeated with the Barry Building, especially as there is a clear preservation alternative, which must be prioritized per CEQA guidelines. Additionally, the owners have been neglecting their responsibilities as stewards of this resource, and should not be rewarded for their behavior. That they are proposing demolition without a project to replace it is even more egregious.

In conclusion, please make your evaluation with the interests of the West Los Angeles community at the forefront of consideration.

Sincerely,
Lauren Everett

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Lauren Everett

Student, Doctor of Philosophy in Urban Studies

College of Urban & Public Affairs

Portland State University

Graduate Research Assistant

[Homelessness Research and Action Collaborative](#)



Barry Building

1 message

Lisa Avebury <circleseeker@gmail.com>
To: bradley.furuya@lacity.org

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, 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. This 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 violation 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. It incorporates elements of the International Style, that include an elevated second story, clean lines, a horizontal orientation, and an interior courtyard with cantilevered stairs.



19203.000 - 298458.2

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 commercial 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 Media Center. The neighborhood advocates voiced their opposition to the project which prompted then Councilmember Bill Rosendahl to voice his opposition. Throughout the EIR process, the City's historic preservation department emerged that would have allowed for the retention and reuse of the Barry Building alongside proposed new development. The owner rejected this despite its alignment with the identified project objectives. Unwilling to compromise or consider alternatives, in 2013 the owners requested to withdraw their zoning entitlements request, thus ending the 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. The 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 Preservation.

Such actions are undoubtedly demolition by neglect which occurs when property owners intentionally allow a historic property to suffer severe deterioration, potentially leading to its loss. 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. By allowing demolition by neglect, it is setting a dangerous precedent for future proposed demolitions of Los Angeles's historic resources. Such actions are occurring with increasing frequency and 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 preservation for future generations examples of major periods of California history." To this end, CEQA "requires public agencies to deny approval of a project with significant adverse effects when feasible alternatives or feasible mitigation measures can substantially lessen such effects."² The fact that an environmentally superior alternative may be more feasible than the proposed project does not necessarily render it infeasible under CEQA.³ Reasonable alternatives must be considered "even if they substantially impede the project or are not the most feasible or the most desirable."⁴ Findings of alternative feasibility or infeasibility must be supported by substantial evidence.⁵

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



19203.000 - 298458.2

effects when feasible alternatives or feasible mitigation measures can substantially lessen such effects."² The fact that an environmentally superior alternative may be more feasible than the proposed project does not necessarily render it infeasible under CEQA.³ Reasonable alternatives must be considered "even if they substantially impede the project or are not the most feasible or the most desirable."⁴ 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 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 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 and 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 effort.

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 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 historic preservation 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:

12/21/2020

City of Los Angeles Mail - Barry Building

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. Es

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.



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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,

Lisa Avebury

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

Barry Building

1 message

Melissa Hunt Trikilis <trikione@mac.com>
To: bradley.furuya@lacity.org

Wed, Dec 16, 2020 at 8:40 PM

Please consider alternatives to demolition of the Barry Building. Demolishing the historic building would set a dangerous precedent for Historical-Cultural Monuments in the future. Some people care about maintaining some history in Los Angeles. I am one of those people.

Thank you.

Melissa Hunt

Native Los Angeleno



Bradley Furuya <bradley.furuya@lacity.org>

Barry Building

1 message

Samy Burch <samyburch@gmail.com>
To: bradley.furuya@lacity.org

Sat, Dec 19, 2020 at 11:54 AM

Hey Mr. Furuya,

I was born and raised in Brentwood, not far from the Barry Building, which at the time housed the beloved Dutton's bookstore, of which I have many memories.

I'm writing today to add my voice to the sea of people who think this beautiful, meaningful building being demolished would be a shameful decision, and one that reflects poorly on the city.

The Barry is a Historic Cultural Monument, and it should be protected. What kind of precedent does this set?

There are other feasible alternatives to demolition, and according to CEQA rules the city is REQUIRED to deny projects in cases like this.

What kind of city will this be if we can't protect the historical, charming, beautiful, strange and special places? Rows and rows of beige, ugly, and cheap. Panera Bread, USA.

We've already lost so much, please do not add this to the graveyard.

Thank you,
Samy Burch



Bradley Furuya <bradley.furuya@lacity.org>

Barry Building, Historic Cultural Monument 8871 message

Tyler Bourgoise <tylerbourgoise@gmail.com>
To: Bradley.furuya@lacity.org

Mon, Dec 21, 2020 at 1:37 PM

Dear Bradley,

I am writing in opposition to the proposed demolition of the Barry Building, Historic Cultural Monument 887. Please do not set an example for future absentee property owners, that demolition by neglect is a loophole for Historic Cultural Monuments to be demolished. Why should investors be rewarded for letting a CULTURAL MONUMENT sit dilapidated, in disrepair, and ultimately raze the property for no proposed project? Do not incentivize criminal behavior!

What is at risk of being lost in the Barry Building is an excellent example of the international style, in an otherwise insipid stretch of San Vicente Blvd. Has an alternative to demolition been examined? Has the absentee owner or the City explored options for rehabilitation? Is it cost prohibitive? (Doubtful, for an owner with a net worth of 1.8 billion dollars. Nothing is cost prohibitive when you are Charles Munger.)

Not only does this building need to be preserved, it *can* be preserved. Economic feasibility is not even a talking point since the owner is a billionaire - any type of preservation is possible. To let this building be demolished would be to clear signal to future generations that if you are rich you are above the law and can actually do anything.

Respectfully,
Tyler Bourgoise



Bradley Furuya <bradley.furuya@lacity.org>

Please Help Us Save the Barry Building

1 message

Victoria Kato <victoriakkato@gmail.com>
To: bradley.furuya@lacity.org

Sat, Dec 19, 2020 at 1:53 PM

Dear Mr. Furuya,

The Barry Building was the community hub of my childhood. I came of age wandering it's halls while Dutton's Books was still in business. I can still remember standing in line for hours on it's elegantly curving staircases with all of my friends, dressed up in costumes and waiting for each new Harry Potter book to drop at midnight. I spent countless afternoons in the courtyard reading under the trees while my parents shopped. I attended community events and author talks that sparked a love of philosophy and history that carried me to college. It is where I explored who I was and who I wanted to be. I grew up in that building, as did so many of my friends and neighbors, where we came together regardless of class or race. Brentwood has too few of these places, but this building has always represented the best parts of our community.

You can imagine, then, how painful it has been to watch the Barry Building sit unused, closed to the public, deliberately left to age prematurely due to the neglect of its owners. We have been made to live with years of ever-increasing regret that we did not do more to save it. The plans to redevelop the site that forced the closing of Dutton's Books dealt a devastating blow to the community, one that Brentwood has never really recovered from.

But that space, which is so culturally relevant to us, can easily be adapted and reused. It can be what it once was, a place to gather, to share ideas, to honor the character and heritage of our neighborhood, and to celebrate our place in this great city. With so many viable preservation options readily available, allowing the demolition of this historic landmark would be nothing short of shameful. The precedent that this would create would be utterly devastating for not just our community, but for all communities across Los Angeles. The owners have willfully neglected this property with the intention of circumventing the meager protections afforded to our cultural monuments, behavior which should be condemned. Please don't reward such bad behavior and the unchecked greed of it's owners at the neighborhood's expense.

In these hard times, we need to protect our historic places, our community identity, more than ever before. 2020 has already taken so much from our communities; so many people, businesses and places have been lost to the pandemic and the subsequent economic recession, making preservation all the more important. We will need to be able to come together again, especially after a year or more of being forced apart. The Barry building can give us that sense of togetherness again, the comfort of tradition and of collective belonging. That is why we must explore all preservation options available to us.

Please help us save this place. It is so much more than a building.

Thank you for your time and consideration. Stay safe and be well.

Very best regards,

Victoria Kato
Brentwood resident since 1990



Bradley Furuya <bradley.furuya@lacity.org>

Save the Barry Building

1 message

Wiley Hickson <wileyhickson@gmail.com>
To: bradley.furuya@lacity.org

Mon, Dec 21, 2020 at 11:02 AM

Dear Mr. Furuya,
I'm writing to strongly urge you to help save the Bradley building. Preserving this building is essential to the character, culture, and link to the history of Los Angeles. Thank you for your time.
-Wiley Hickson

Sent from my iPhone

Bradley Furuya <bradley.furuya@lacity.org>

Please preserve the Barry Building

1 message

WP <willowpappa@gmail.com>
To: bradley.furuya@lacity.org

Sat, Dec 19, 2020 at 4:16 PM

Dear Mr. Furuya,

I am writing today to urge you to preserve the Historic Cultural Monument (HCM), the Barry Building. If not protected by HCM status, a dangerous precedence would be established by allowing the demolition of the Barry Building to advance. Additionally, allowing the owners to use "neglect" to forward their greedy desires, would be to reward disgusting behavior while dismissing the value of this architectural gem. Please don't place monetary value over cultural value, which can't be replaced or replicated....once it is gone it is gone forever and therefore deserves the protections that have been put in place to insure its security for generations to come to admire.

Thank you for your consideration,
Willow

Willow Pappageorge
323.385.2830
willowpappa@gmail.com

Communication from Public

Name:

Date Submitted: 02/20/2026 08:57 PM

Council File No: 25-1518

Comments for Public Posting: Please see attached comment cards in support of Preservation of the Barry Building

LETTER NO. B28

Emily Gustafson
erosewilliams@gmail.com

Comment No. B28-1

I spent several years working at the Barry Building when the Los Angeles Parks Foundation was a tenant. This Foundation is the nonprofit arm of the LA Building & Safety Dept, helping the City to raise funds for the city's parks. As a preservation enthusiast, I pinched myself daily for being able to wake up and go to work in such a unique and inspiring structure. I was shocked and sad when I heard the building, an HCM, was slated for demolition, and honestly enraged when they fenced it up and left it sitting for years, with no plans to restore it or reuse it for another purpose. I worked as an LA City intern and then as a private consultant on the SurveyLA project, which still remains my favorite project I've ever been a part of. I was born in LA and getting to survey my town and write reports on how and why these properties came to be inspired me to go to grad school to study planning. I had to be close to these properties, to save them, to promote them, to honor them. I am sure you feel the same way.

Response to Comment No. B28-1

The Draft EIR acknowledges that the Barry Building is a historic monument designated under the City's Cultural Heritage Ordinance.

With respect to the maintenance of the Barry Building, the Owner has informed the City that it has vacated the building because it is seismically unsound for human occupancy.

The remainder of the comment provides the commentor's experiences at the Barry Building and opposition to the Project, which are acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Comment No. B28-2

There are always feasible alternatives; can't this be used for temporary housing? Or a clinic? LA is in such dire need for infrastructure and programming for the homeless, and we have so many incredible historic structures needing a new purpose, yet we continue to throw away beautiful buildings like this one for reasons still unknown. When we say "yes" to demolishing these properties, we set a dangerous precedent. LA will one day become unrecognizable, and I know some people want that, and those people are winning with every demo. I want my future children to be able to fall in love with this city the way I did, but who knows if they will get to see it. It is our jobs as planners to protect and revitalize what can be saved and reused, and to demonstrate to others (especially naysayers) how to do it successfully.

We can't let the naysayers win. LA cares about its history. Don't let the greedy assholes erase it.

Response to Comment No. B28-2

As discussed in Response to Comment No. B28-1, the Owner has informed the City that it has vacated the building because it is seismically unsound for human occupancy. Therefore, the Barry Building could not currently be used for any of the other uses suggested in the comment.

The Draft EIR acknowledges that the Barry Building is a historic monument designated under the City's Cultural Heritage Ordinance, and that demolition of the Barry Building will cause a significant impact to historic resources. Draft EIR Section V (Alternatives) evaluated the following three alternatives: Alternative 2, the Preservation Alternative; Alternative 3, the Partial Preservation with New Construction Alternative; and Alternative 4, Relocation Alternative. See also the Response to Comment No. A3-6. As discussed in this response, the economic feasibility of the alternatives is outside the scope of the EIR. The City decision-makers will determine whether a preferred alternative would be appropriate and whether to approve a Statement of Overriding Considerations based on the evidence in the entire administrative record at the time it acts on the requested Demolition Permit.

LETTER NO. B29

Jeff Wilson
jwilson2100@gmail.com

Comment No. B29-1

We can't lose another Historical-Cultural Monument, especially one on the west side of Los Angeles. The cultural fabric of our great city depends on such historical buildings.

Please don't let developers destroy our past. That building is such a great example of mid-century. The fifties were the cornerstone to the growth of our great city; please don't let developers rob us of our past.

Response to Comment No. B29-1

The Draft EIR acknowledges that the Barry Building is a historic monument designated under the City's Cultural Heritage Ordinance.

The remainder of the comment expresses the commentor's opposition to the demolition of the Barry Building, which is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

LETTER NO. B30

Jennifer Sharpe
sharpeworld@gmail.com

Comment No. B30-1

I wanted to write to you about my strong opposition to the possible demolition of 11973 San Vicente Boulevard Project (Case No.ENV-2019-6645-EIR), also known as the Barry Building.

I've lived in the neighborhood most of my life, since the early 1970s, and find it heartbreaking to see the city considering condoning the willful negligence of a property owner deliberately aiming to circumvent historical landmark status. It seems like a dangerous precedent to set. So short sighted, when the preservation of a building like this can make the entire neighborhood more valuable by preserving at least some of its character and dignity, something people flock to in a world becoming overrun by anywhere USA development. I understand that progress is necessary, but there should be balance, too, and this building should stand as emblematic of that balance.

I hope you're able to make the right decision, and honor this building for its true value in the community.

Response to Comment No. B30-1

The Draft EIR acknowledges that the Barry Building is a historic monument designated under the City's Cultural Heritage Ordinance.

With respect to the maintenance of the Barry Building, the Owner has informed the City that it has vacated the building because it is seismically unsound for human occupancy.

The remainder of the comment expresses the commentor's opposition to the demolition of the Barry Building, which is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

LETTER NO. B31

Mary Melton
marymeltonla@gmail.com

Comment No. B31-1

I'm the fifth generation of my family to call Los Angeles home. This city, this place, means a tremendous amount to me, as I'm sure it does to both of you.

I live nowhere near the Barry Building, but know of it well—mostly as the home of the beloved Dutton's Books (I spent my high school years as a clerk at Dutton's), but also as an exemplary example of the midcentury modernism aesthetic that Los Angeles played a pivotal role in creating (and that I have written about often).

When I learned of the proposed demolition of the Barry Building, it felt all too familiar: another example of the city tearing down our history, tearing down a space that so beautifully signifies that play between indoor and outdoor space that this city is so known for. And tearing it down for....what? why?

I'd ask you: What is the point of city designated landmarks if in fact we can offer those landmarks no protection? How will you feel in your district when you walk or drive by the empty lot that will be left behind? As for what could replace it—do you think, in your heart, that the city needs another cookie-cutter development, an oversized box, a generic building that would replace a wholly unique, inviting, and landmarked structure?

I of course understand that all cities evolve and change, and that not all development should be opposed. What flummoxes me—as a lifelong Angeleno, and as the former editor-in-chief of Los Angeles magazine—is the easy disregard that city officials too often display for protecting our architectural history, and for preserving public/private spaces that—once they are gone—are impossible to replace.

Please reconsider this. I am sure the fine folks at the LA Conservancy can help facilitate an adaptive reuse of this space that could create a vital hub for your district—and be a great example that you could be proud of, of doing the right thing.

Response to Comment No. B31-1

The Draft EIR acknowledges that the Barry Building is a historic monument designated under the City's Cultural Heritage Ordinance, and that demolition of the Barry Building will cause a significant impact to historic resources. Refer to Response to Comment No. B1-2 regarding the

Statement of Overriding Considerations that would be required to approve the Demolition Permit.

The remainder of the comment provides the commentor's opinions, which are acknowledged for the record and which will be forwarded to the decision-making bodies for their review and consideration.

LETTER NO. B32

Michael Hayes
michael@michaelhayes.la

Comment No. B32-1

I remember the first time I walked past the Barry building and immediately stopped to research it. Sadly, in LA, there are relatively few buildings with the power to make someone stop and appreciate it.

Admittedly, as someone who works in construction/ architecture, I'm generally in favor of new buildings, but that is not the case for this situation in which an architecturally significant building, whose style is so prominently linked to LA's architectural history, is in jeopardy because of "new development"

We're lucky to have several capable adaptive reuse designers and builders in this city that could allow the Barry building to carry-on its mid century legacy. It has so many unique features that could be highlighted as an asset for a new use or as incorporated into a larger project erected on the parking lot behind it.

Please express the public's interest in preserving this gem and the possibility of incorporating into something new.

Response to Comment No. B32-1

The Draft EIR acknowledges that the Barry Building is a historic monument designated under the City's Cultural Heritage Ordinance, and that demolition of the Barry Building will cause a significant impact to historic resources. Refer to Response to Comment No. B1-2 regarding the Statement of Overriding Considerations that would be required to approve the Demolition Permit.

The Applicant for the Demolition Permit has not filed any entitlements for the development of new buildings at the Project Site. In its application for the Demolition Permit, the Applicant has stated under penalty of perjury that the demolition of the Barry Building is not part of a larger development project. (A copy of that application is provided at Appendix B to this Final EIR.) Nevertheless, the comment about new development is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. In addition, only a portion of the parking lot is located on the same parcel as the Project Site and the remainder of the parking lot is not part of the Project Site. Refer also to the Response to Comment No. B1-4 regarding the ownership of adjacent parcels.

The remainder of the comment expresses the commentor's desire for the Barry Building to be preserved, which is acknowledged for the record and which will be forwarded to the decision-making bodies for the review and consideration.

LETTER NO. B33

Nancy Newberg
nancy@newbergfamily.net

Comment No. B33-1

I am writing to you to lend my support in protection of the Barry Building in Brentwood, California. The Barry Building is at 11973 San Vicente Boulevard and the project/Case No. is ENV-2019-6645-EIR.

Response to Comment No. B33-1

The comment expresses opposition to the Project, which is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Comment No. B33-2

The Barry Building is a Historic-Cultural Monument (HCM) and it needs to be protected. I am writing you to encourage you to protect and support one of the few historical buildings we have on the westside of Los Angeles. The dubious owners have used demolition by neglect ever since evicting the tenants to circumvent historic preservation protections. There are viable preservation alternatives to demolition that must be fully considered and explored before capitulating to their current request. If approved, the city will have awarded the owners for their bad behavior and set a precedent for future developers in the city. This kind of business practice is already happening around the city, and it needs to be stopped. You hold the cards here, let's not let ill-intentioned behavior win out. We need to send a message that the history of the city matters and that it is possible to have development and historical buildings at the same time. If they didn't want to save this building, they should have not purchased it. Saving this building will make Brentwood and other communities with historic buildings more interesting places to live in and visit. We have plenty of brand-new shopping developments, what we need is more education around why these buildings matter and how they will add to a sense of place. Please don't let this building be destroyed!

Under the California Environmental Quality Act (CEQA), the city is required to deny projects that have a feasible alternative. In this case, there are clear preservation alternatives that had been presented in the previous project proposals. It seems clear to the community that the owners are playing a waiting game and neglecting this important beautiful building. Shame on them! Please don't reward this kind of business practice.

LETTER NO. B35

Cathy Cohen
cathycohen@earthlink.net

Comment No. B35-1

I'm writing to protest the proposed demolition of the Barry Building, a designated local landmark located on San Vicente Blvd. in Brentwood. This amazing building has been officially designated as Historic-Cultural Monument #887 by the City of Los Angeles. It should not be torn down!

Response to Comment No. B35-1

The Draft EIR acknowledges that the Barry Building is a historic monument designated under the City's Cultural Heritage Ordinance. The commentor's opposition to the proposed demolition of the Barry Building is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Comment No. B35-2

I worked in the Barry Building for over 15 years as an assistant manager at Dutton's Brentwood Bookstore, and I can attest to its unique nature. The layout and design of the building, with the two curving, symmetrical staircases on either side of its beautifully landscaped central courtyard, leading to the exterior walkway with its iron railings all the way around the second level, provided a workplace like no other. The stores below and the upstairs offices all have large windows with views of the central courtyard. This led to a real sense of community between all the various tenants of the Barry Building. The bookstore and café were spread all around the ground floor, while above were architects, designers, dentists, psychotherapists, lawyers, and even one office housing our rare book room — the walls lined with rare and antiquarian volumes, a heavy wooden library table in the center.

The tenants couldn't have been more diverse in their interests, but the design of the building put us all in contact with one another on a daily basis as we made our way through the lovely environment it created. No stuffy high-rises or stifling interior hallways. The building forced us to be with nature and each other.

I recall many amazing events held there in the courtyard. Children's storytelling days with craft tables and one of us dressed up as the Cat in the Hat or Curious George roaming around taking pictures with the kids. A classical violinist on a Sunday afternoon. And in particular, a magical night with Carlos Fuentes reading by lamplight in the center of the courtyard and crowds of booklovers gathered around in the semi-darkness, including many of us sitting on the second floor walkway, our legs dangling through, or leaning over the railings in rapt attention.

The Barry Building allowed and encouraged and enhanced a real and significant sense of community. Architecture such as this must be preserved to serve as an example of how our built environment can create better ways to live and work together.

Response to Comment No. B35-2

The comment provides information about the commentor's experiences at the Barry Building, but does not state a specific concern or question regarding the adequacy of the analysis of environmental impacts contained in the Draft EIR. Nevertheless, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Comment No. B35-3

The owners of this building seem to be looking for some way to maximize their financial return from the property by letting it deteriorate over the last few years, even after the building's cultural and historical value has been certified by our city government. I find this deplorable. If they don't wish to invest in the upkeep of this monument, they have the option to sell it to someone who will seek to restore and preserve it. Demolition should be completely off the table.

Please! Save the Barry Building! (once more)

Response to Comment No. B35-3

With respect to the maintenance of the Barry Building, the Owner has informed the City that it has vacated the building because it is seismically unsound for human occupancy.

The remainder of the comment expresses the commentor's opposition to the demolition of the Barry Building, which is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

LETTER NO. B36

Davida Rochlin
AIA, LEED AP Homes, Living Future Accredited
Davida Rochlin Architecture
davidarochlin@gmail.com

Comment No. B36-1

As a second generation Los Angeles architect whose firm, Davida Rochlin Architecture, was located at the Barry Building for 30 years, I have first hand experience of how a building can feed the soul and heart of its users. Open and friendly, its central courtyard with tropical landscape is a shining example of how building design can encourage a strong community. The building represents the best of mid-century modern architecture.

Preserving our cultural landmarks is vital for Los Angeles and the landmarked Barry Building is no exception. It is a testament to our city's architectural legacy and should not be demolished.

Response to Comment No. B36-1

The Draft EIR acknowledges that the Barry Building is a historic monument designated under the City's Cultural Heritage Ordinance, and that demolition of the Barry Building will cause a significant impact to historic resources. Refer to Response to Comment No. B1-2 regarding the Statement of Overriding Considerations that would be required to approve the Demolition Permit.

The comment expresses opposition to the Project, but does not state a specific concern or question regarding the adequacy of the analysis of environmental impacts contained in the Draft EIR. Nevertheless, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

LETTER NO. B38

Richard Stein
373 N. Kenter Ave.
Los Angeles, CA 90049
rstein@uoregon.edu

Comment No. B38-1

I am writing to object in the strongest possible terms to the proposed demolition of the Barry Building (11973 San Vicent Blvd, 90049)--ENV-2019-6645-EIR. Put most simply, my objection centers on the building's historic, architectural and cultural significance. Officially designated as a Los Angeles Historic-Cultural Monument, it is, I believe, an important work of mid-century modernism, one of the last remaining examples of a building movement for which Southern California was noted and one that helped mark the diverse residential and commercial character of the Brentwood community itself. Destroying this building would be an unfortunate and irreversible loss, for our local community and for Los Angeles in general.

Response to Comment No. B38-1

The Draft EIR acknowledges that the Barry Building is a historic monument designated under the City's Cultural Heritage Ordinance, and that demolition of the Barry Building will cause a significant impact to historic resources. Refer to Response to Comment No. B1-2 regarding the Statement of Overriding Considerations that would be required to approve the Demolition Permit.

The remainder of the comment expresses opposition to the Project, which is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Comment No. B38-2

I grew up in Brentwood, and was a resident when the Barry building was constructed. I remember it as a lively center of varied commercial activity, long predating the beloved Dutton's Books. It was always unusual, even before Dutton's, and that contributed to its vitality and charm: a collection of shops and offices arranged around a courtyard that provided an outdoor feeling for indoor activities and a leafy rest area for tenants, visitors, and passers-by. Charles Eames would have called that combination of spaces a "shock absorber" (and I should note that I am a Docent at the Charles and Ray Eames House in Pacific Palisades). It's a combination that probably would not have been possible anywhere else: a classic version of Southern California mid-century modernism. Even in its last days, before the building was allowed to fall

into complete disrepair by the current owners, it continued to serve as a vibrant and varied commercial space. Duttons Books took advantage of its variety to create a distinctive, rambling bookshop that spread across a series of disconnected rooms--one example of how much this building was and is suited to creative adaptation.

Response to Comment No. B38-2

The Draft EIR acknowledges that the Barry Building is a historic monument designated under the City's Cultural Heritage Ordinance, and that demolition of the Barry Building will cause a significant impact to historic resources. Refer to Response to Comment No. B1-2 regarding the Statement of Overriding Considerations that would be required to approve the Demolition Permit.

The comment provides the commentor's opinions about the Barry Building, which are acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Comment No. B38-3

Such creativity is needed now, to preserve the core of the Barry Building with or without added commercial space. This could mean adopting any of the first three Alternatives in the current DEIR, and perhaps #s 2 & 3 in particular. The owner insists that these are too expensive. I would argue that the aesthetic and community gains, over the long term, are worth the necessary short-term capital infusion. It is true that to preserve and/or adapt the Barry Building would require a significant investment, and soon--in order to comply with the City's Soft Story Ordinance. The owner essentially views this as an investment in the past. I consider it an investment in the future, in the preservation not just of a single building but of the varied and distinctive character of Brentwood and Los Angeles, a way to interrupt the increasing homogenization of commercial and residential space across the city.

In short, it is a building we cannot afford to lose.

Response to Comment No. B38-3

The comment provides the commentor's preference for the Barry Building to be preserved, potentially through one of the Alternatives analyzed in the Draft EIR, which is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Comment No. B38-4

[One footnote to the above. My characterization of the views of the owner of the Barry Building is based on a Zoom meeting yesterday between the owner's representatives and members of the Land Use Committee of the Brentwood Community Council. I am a member of both groups, although in this letter I am speaking only for myself.]

Thank you for considering my views,

Response to Comment No. B38-4

The comment provides the commentor's opinions, which are acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

LETTER NO. B42

Mara Fisher
mara.sher.fisher@gmail.com

Comment No. B42-1

I'm writing to express my support of the Los Angeles Conservancy in calling for the protection of the Barry Building, which is a Historic-Cultural Monument (HCM). The Conservancy strongly opposes this project and the needless demolition of this and any other designated landmarks when there are viable preservation alternatives to demolition that must be fully considered and explored.

Response to Comment No. B42-1

The comment expresses opposition to the demolition of the Barry Building, which is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

The Draft EIR acknowledges that the Barry Building is a historic monument designated under the City's Cultural Heritage Ordinance, and that demolition of the Barry Building will cause a significant impact to historic resources. Refer to Response to Comment No. B1-2 regarding the Statement of Overriding Considerations that would be required to approve the Demolition Permit.

Comment No. B42-2

Under the California Environmental Quality Act (CEQA), the City is required to deny projects that have feasible alternatives. In this case, there are clear preservation alternatives that have been presented in previous project proposals.

Response to Comment No. B42-2

The comment states that there are feasible alternatives, but does not provide specific information about viable preservation alternatives. Draft EIR Section V (Alternatives) evaluated the following three preservation alternatives: Alternative 2, the Preservation Alternative; Alternative 3, the Partial Preservation with New Construction Alternative; and Alternative 4, Relocation Alternative. See also the Response to Comment No. A3-6. As discussed in this response, the economic feasibility of the alternatives is outside the scope of the EIR. The City decision-makers will determine whether a preferred alternative would be appropriate and whether to approve a Statement of Overriding Considerations based on the evidence in the entire administrative record at the time it acts on the requested Demolition Permit.

Comment No. B42-3

Furthermore, the building's owners have used demolition by neglect since evicting tenants to circumvent historic preservation protections. If approved, the City will have awarded the owners for their bad behavior. We can't allow this to happen.

Response to Comment No. B42-3

With respect to the maintenance of the Barry Building, the Owner has informed the City that it has vacated the building because it is seismically unsound for human occupancy.

Comment No. B42-4

The Conservancy strongly believes that the Barry Building could and should be adaptively reused. During the previous environmental review process, the Conservancy advocated for the building's adaptive reuse and objected to the unnecessary removal of the historically designated coral trees, which would have compromised the uninterrupted, linear nature of the median.

Response to Comment No. B42-4

The comment states the preference for the adaptive reuse of the Barry Building, which is acknowledged for the record and which will be forwarded to the decision-making bodies for their review and consideration.

The Project does not include the removal of any coral trees in the median on San Vicente Boulevard.

Comment No. B42-5

Allowing the demolition of a designated HCM is exceedingly rare and sets a bad precedent. Out of more than 1,200 HCMs in Los Angeles, only around half a dozen have been demolished purely for new development. Demolishing the Barry Building would be unnecessary, misguided, and detrimental to the City's program of local landmarks.

Thank you for your time.

Response to Comment No. B42-5

The comment expresses opposition to the demolition of the Barry Building, which is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

LETTER NO. B43

Waide Riddle
PO Box 691882
West Hollywood, CA 90069

Comment No. B43-1

Please SAVE The Barry Building!

The architecture of an erstwhile building should NOT be forgotten and bulldozed, but rather celebrated and enjoyed by future generations. Let's save it! We can make it happen! Figure out a way! We can do it!

Response to Comment No. B43-1

The comment expresses opposition the Project, but does not state a specific concern or question regarding the adequacy of the analysis of environmental impacts contained in the Draft EIR. Nevertheless, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

LETTER NO. B45

Kevin Johnson
kevinshmueljohnson@gmail.com

Comment No. B45-1

No justification for this - the site is perfect for reuse. 30-year resident. Opposed.

Response to Comment No. B45-1

The comment provides the opinions of the commentor, but does not state a specific concern or question regarding the adequacy of the analysis of environmental impacts contained in the Draft EIR. Nevertheless, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

LETTER NO. B46

Fredrik Nilsen
Fredrik Nilsen Studio
620 Moulton Ave, STE 203
Los Angeles, CA 90031
fn@nilsenstudio.com

Comment No. B46-1

I am writing to you to lend my support in protection of the Barry Building in Brentwood, California. The Barry Building is at 11973 San Vicente Boulevard and the project/Case No. is ENV-2019-6645-EIR.

Response to Comment No. B46-1

The comment expresses opposition to the Project, which is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Comment No. B46-2

The Barry Building is a Historic-Cultural Monument (HCM) and it needs to be protected. I am writing you to encourage you to protect and support one of the few historical buildings we have on the westside of Los Angeles. The dubious owners have used demolition by neglect ever since evicting the tenants to circumvent historic preservation protections. There are viable preservation alternatives to demolition that must be fully considered and explored before capitulating to their current request. If approved, the city will have awarded the owners for their bad behavior and set a precedent for future developers in the city. This kind of business practice is already happening around the city, and it needs to be stopped. You hold the cards here, let's not let ill-intentioned behavior win out. We need to send a message that the history of the city matters and that it is possible to have development and historical buildings at the same time. If they didn't want to save this building, they should have not purchased it. Saving this building will make Brentwood and other communities with historic buildings more interesting places to live in and visit. We have plenty of brand-new shopping developments, what we need is more education around why these buildings matter and how they will add to a sense of place. Please don't let this building be destroyed!

Under the California Environmental Quality Act (CEQA), the city is required to deny projects that have a feasible alternative. In this case, there are clear preservation alternatives that had been presented in the previous project proposals. It seems clear to the community that the owners

LETTER NO. B47

John Sherwood
633 Greenleaf Canyon Road
Topanga, CA 90290
jsherwd@gmail.com

Comment No. B47-1

I am writing to oppose the demolition of the Barry Building. It is the only remaining significant piece of architecture that speaks to the character of that neighborhood. It's well worth preserving.

Response to Comment No. B47-1

The Draft EIR acknowledges that the Barry Building is a historic monument designated under the City's Cultural Heritage Ordinance, and that demolition of the Barry Building will cause a significant impact to historic resources. Refer to Response to Comment No. B1-2 regarding the Statement of Overriding Considerations that would be required to approve the Demolition Permit.

The comment also expresses opposition to the Project, which is acknowledged for the record and which will be forwarded to the decision-making bodies for their review and consideration.

LETTER NO. B48

Anna Hashmi
anna@thecornershop.tv

Comment No. B48-1

New and bigger is not always better. That is why I am writing to you regards the landmark building on San Vicente targeted for demolition.

When I first moved to Brentwood this little mall was a hive of activity. A meeting place for coffee, a dentist surgery, a furniture store and offices. There were places to sit and marvel at the beautiful mid-century design of the venue that served the community with beautiful greenery and trees.

Driving past this area was also a delight, to look at this aesthetically pleasing little mall that didn't dominate the road and cast a deep shadow over the street with its multi-storied generic design. This was always a place of beauty, that preserved one of the best design eras in American Architecture.

This era of design defines what was and is great about Los Angeles. When thoughtful design considered the climate of outdoor/ indoor design. These designs are important to preserve the history of the city, and the wonderfully creative period of mid century design that is synonymous with Los Angeles.

As these buildings are left to decline, so that investors can have them deemed unsafe and then demolish them to create bigger, and brand new developments. I really think you should ask - at what cost?

Demolishing your city's most historical and important buildings will only lead to a generic looking city, devoid of character and style.

I join with other Brentwood residents to ask you to protect this structure and continue to preserve the historical building that has made Brentwood special.

Response to Comment No. B48-1

The Draft EIR acknowledges that the Barry Building is a historic monument designated under the City's Cultural Heritage Ordinance, and that demolition of the Barry Building will cause a significant impact to historic resources. Refer to Response to Comment No. B1-2 regarding the Statement of Overriding Considerations that would be required to approve the Demolition Permit.

The Applicant for the Demolition Permit has not filed any entitlements for the development of new buildings at the Project Site. In its application for the Demolition Permit, the Applicant has stated under penalty of perjury that the demolition of the Barry Building is not part of a larger development project. (A copy of that application is provided at Appendix B to this Final EIR.) Nevertheless, the comment about new development is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

The remainder of the comment provides the commentor's opinions about the Barry Building and expresses opposition to the Project, which are acknowledged for the record and which will be forwarded to the decision-making bodies for their review and consideration.

LETTER NO. B55

Corin L. Kahn
401 Wilshire Blvd., 12th Floor
Santa Monica, CA 90401
clkesq@outlook.com

Comment No. B55-1

Good day Mr. Harris: I am reviewing the DEIR and other materials prepared in connection with the proposed demolition of the Barry Building, I do not see the proposed mitigation program or proposed statement of overriding considerations that the DEIR admits will be required to approve the permit and certify compliance with CEQA. Would you kindly send me the links I need to access those materials? I thank you in advance for your cooperation.

Response to Comment No. B55-1

The Mitigation Monitoring and Reporting Program (MMRP) is included as Section IV of this Final EIR.

The Statement of Overriding Considerations is currently being prepared by City staff and the City decision-makers will decide whether to approve a Statement of Overriding Considerations based on the evidence in the entire administrative record at the time it acts on the requested Demolition Permit.

Communication from Public

Name:

Date Submitted: 02/20/2026 06:50 PM

Council File No: 25-1518

Comments for Public Posting: I urge the committee to oppose the demolition of the historic building on San Vicente. It's bad enough that the city allowed the owners to let the building deteriorate to such a level. Do not allow them to demolish!

Communication from Public

Name: Alex Danzer

Date Submitted: 02/20/2026 10:34 PM

Council File No: 25-1518

Comments for Public Posting: Please do not allow for the Barry building, a special cultural historic monument to be demolished - doing so would damage the architectural fabric of the neighborhood. As a longtime Brentwood resident, I can say this is a unique building with a special place in residents' hearts, I can also say I have seen numerous buildings destroyed for short sighted reasons without the interest of the community in mind. Demolishing this building would also set a dangerous precedent and model that there is a reward for the intentional ruin and disrepair of cultural historic monuments. After the 2025 fires and the loss of countless historic homes and buildings, I urge residents and city leadership to be thoughtful stewards for persevering remaining historic structures.