

Communication from Public

Name: Mary Jack

Date Submitted: 02/23/2026 04:00 PM

Council File No: 25-1518

Comments for Public Posting: To the Esteemed Members of the PLUM Committee: I support the appeal and do not want to see the Barry Building demolished for "no new project". I find it to be a slap in the face to Brentwood neighbors and fans of mid-century architecture, as well as those who have fond memories of the great Dutton's bookstore that called the Barry Building home for many years, that this LA Historic-Cultural Monument (HCM) would be torn down in favor of NOTHING! The wealthy owners clearly had "demolition by neglect" in mind when they allowed this treasured HCM to fall into its current state of disrepair. We see this trick by greedy developers over and over again, and LA City -- including your committee -- continues to allow it. BUT to have the Barry Building replaced with nothing -- a dirt lot until the greedy, wealthy owners surely finalize deal for an expensive development -- is shameful. Please support the appeal and save this treasured HCM, the Barry Building. Thank you. Sincerely, Mary Jack
Venice, CA

Communication from Public

Name: Russell Kehl

Date Submitted: 02/23/2026 04:05 PM

Council File No: 25-1518

Comments for Public Posting: Please support the preservation of the Barry Building and uphold the integrity of the City's historic designation program. Our historic treasures are too valuable to be lost. Future generations will thank you.

Communication from Public

Name: Carol Gwenn

Date Submitted: 02/23/2026 05:03 PM

Council File No: 25-1518

Comments for Public Posting: The Barry Building needs to be restored, used and preserved as a flawless example of the optimism of mid-century modern California architecture, not demolished to afford more space for what will likely be yet another featureless grey box of uncertain purpose. Just because we CAN do something doesn't mean we SHOULD.

Communication from Public

Name: Bruce Pompan

Date Submitted: 02/23/2026 01:58 PM

Council File No: 25-1518

Comments for Public Posting: Councilmember Park and General Manager Younan, I am writing to express my complete outrage at the Cultural Heritage Commission's decision to oppose the demolition of the Barry Building. This is a disgrace, as anyone in the community knows. The building is a dangerous eyesore, and it must be torn down immediately. The City of Los Angeles has already issued an Order to Comply with the Soft Story Retrofit Program, yet nothing has been done. What are you waiting for? Are you waiting for an earthquake to hit, for the building to collapse, and for someone to get seriously injured or worse? This inaction is unacceptable. I live in close proximity to this building, and I've witnessed firsthand the constant break-ins and the presence of homeless individuals, and is a serious fire hazard. This situation is out of control and allowing it to persist is beyond irresponsible. I demand that you: 1. Certify the Environmental Impact Report (EIR) immediately. 2. Adopt a Statement of Overriding Considerations (SOC) to move forward with the demolition. 3. Issue the demolition permit now to remove this significant threat to public safety. This is not just about an old building; it's about protecting the people who live here. Your delay is putting us in danger, and I will hold you accountable if this negligence leads to any harm. I am also a taxpayer in Los Angeles and point out at the significant foregone property tax, business tax, and sales tax revenues for the City and County, by not redeveloping this valuable property. As to any architectural merits, the owner has agreed to preserve elements that can be incorporated in the design of the redevelopment. A win win for everybody. I expect immediate action on this matter. Sincerely, Bruce Pompan

Communication from Public

Name: Sam

Date Submitted: 02/23/2026 02:08 PM

Council File No: 25-1518

Comments for Public Posting: I support the appeal filed by Angelenos for Historic Preservation against the Los Angeles Board of Building and Safety Commissioners vote to allow the Barry Building to be demolished for no new project. Granting this demolition permit sets a dangerous precedent for landmarked properties across Los Angeles. Our landmarked and historic properties need to be protected, and those who choose to own these properties need to claim responsibility for the preservation of them.

Communication from Public

Name: amy schott

Date Submitted: 02/23/2026 02:21 PM

Council File No: 25-1518

Comments for Public Posting: i support the appeal and do not want to see the Barry Building demolished at all, but especially when no new project is even planned.

Communication from Public

Name: Linda Cierzan

Date Submitted: 02/23/2026 11:45 PM

Council File No: 25-1518

Comments for Public Posting: Can we please stop destroying the history that still exists in this city. Over the years, historic buildings of Bunker Hill were torn down for redevelopment instead of trying to 'revive' the historic beauty that was once there. The incredible Carthay Circle Theater (a beautiful building inside and out) was demolished to make room for an office building. The Alvarado Court Apartments (well known in the 1920's) was demolished and replaced by a shopping center. The Ambassador Hotel, Pan Pacific Auditorium, The Brown Derby, The Garden of Allah, these are all Hollywood/Los Angeles Landmarks that are gone...for the sake of redevelopment and progress. The architecture spans the early 1900's through the 1950's and 1960's, now - all gone. What do we have now but boxy steel and glass buildings, a reflection of one building reflecting off another - boring and dull. I used to shop at Dutton Books, it was wonderful wondering through row after row of incredible books and fellow book lovers. Instead of demolishing all the 'old' buildings, why don't you take the time to re-furbish them and allow Angelenos to learn more about the history of their city. Please save the Barry Building and be part of preservation instead of demolition.

Communication from Public

Name: D. Williams

Date Submitted: 02/23/2026 04:33 PM

Council File No: 25-1518

Comments for Public Posting: I support the Los Angeles Conservancy in their efforts to have the city of Los Angeles engage in the preservation of an identified historic resource. The demolition of an identified historic resource that had provided affordable housing is negligent. City planning should be engaged in "urban" planning that is inclusive of preservation and adaptive reuse. Disgraceful. Not sure what kind of urban planning exists in this context.

Communication from Public

Name: Martha Melvoin
Date Submitted: 02/23/2026 08:55 PM
Council File No: 25-1518

Comments for Public Posting: The Barry Building, longtime home to Brentwood's wonderful Dutton's Bookstore, is a special location to many Brentwood residents. It is in its current worn and untended state because of conscious decisions by then-owner Charles Munger. When the city didn't allow him to redevelop the site with retail below and condos above, and a plan to add yet another cut-through on San Vicente Boulevard, Munger decided to allow the building to sit for years as an eyesore in retaliation. It is a special LA-specific design and should be preserved. We do not need another big commercial building on San Vicente, nor another parking lot. It is a perfect place for small offices for local residents and street level retail, preserving the character of Brentwood.

Communication from Public

Name: Danny

Date Submitted: 02/23/2026 09:01 PM

Council File No: 25-1518

Comments for Public Posting: We Citizens challenge the City's approval of demolition of the Barry Building (Historic-Cultural Monument #887). Do your job and protect our city's history.

Communication from Public

Name: Ziggy Kruse Blue
Date Submitted: 02/23/2026 09:25 PM
Council File No: 25-1518
Comments for Public Posting: Please add document "2026-02-23_ZKB_Public Comment Letter_Re. AB52, etc." to Council File 25-1518.

Sieglinde Kruse Blue
Los Angeles, CA 90049
ziggykruse2005@yahoo.com

February 23, 2026

VIA Online Portal Only

Los Angeles City Planning and
Land Use Committee
City Clerk's Office
Los Angeles City Hall
200 N. Spring Street, Room 340
Los Angeles, CA 90012

City Council File#: 25-1518
LADBS NO.: BF 250851
CASE NO.: CHC-2007-1585-HCM
RELATED CASE NO: ENV-2019-6645-EIR
CEQA: SCH#2020110210 (EIR)
Location: 11973-11975 W. San Vicente Boulevard
Applicant: 11973 San Vicente, LLC
Council District: 11 - Park
Community Plan Area: Brentwood - Pacific Palisades

**Subject: Public Comment / Statement for the Administrative Record
Opposition to Demolition and Support of Appeal**

Members of the LA City PLUM Committee:

I am submitting this comment as a member of the public and a concerned stakeholder.

I am writing to formally support the appeal and oppose the demolition of the Barry Building (HCM #887). While the architectural significance of this mid-century landmark is well-documented, I wish to specifically draw the Committee's attention to a critical procedural violation that renders the Environmental Impact Report (EIR) legally deficient: the failure to conduct meaningful tribal cultural resource consultation under Assembly Bill 52 (AB 52).

The record indicates that the City failed to meet its "good faith" consultation obligations with traditionally and culturally affiliated tribes. Specifically:

1. **Premature Closure:** The City issued a "Pre-Closure of Consultation" letter in July 2022 despite outstanding tribal concerns and a lack of mutual agreement on mitigation.

CF 25-1518
Public Comment Letter
Support of Appeal
02-23-2026

2. **Inadequate Mitigation Analysis:** Following the recent published decision in *Koi Nation of Northern California v. City of Clearlake* (2025), the courts have clarified that "sparse" records and a failure to meaningfully discuss tribal mitigation measures constitute a prejudicial abuse of discretion.
3. **Incomplete Administrative Record:** The City cannot certify an EIR when the mandatory AB 52 process has been terminated unilaterally without demonstrating a "reasonable effort" to reach agreement as required by Public Resources Code section 21080.3.2.

Certifying this project in its current state invites immediate legal liability for the City. I urge the Committee to **grant the appeal** or, at minimum, continue this item until the City has fulfilled its legal obligations to consult meaningfully with our tribal partners.

Sincerely,

Sieglinde Kruse Blue

Sieglinde Kruse Blue

(Resident and Concerned Stakeholder in CD 11)

Communication from Public

Name: Ron Radziner

Date Submitted: 02/23/2026 10:20 PM

Council File No: 25-1518

Comments for Public Posting: See attached letter regarding the 11973-11975 West San Vicente Boulevard project.

MARMOL RADZINER AIA

architecture
construction
landscape
interiors

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Los Angeles California 90025
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www.marmol-radziner.com

310 826 6222 phone
310 826 6226 fax

February 23, 2026

Planning and Land Use Management Committee
c/o Office of the City Clerk
200 North Spring Street, Room 395
Los Angeles, CA 90012

Re: 11973-11975 West San Vicente Boulevard, Council File No. 25-1518

Dear Members of the Planning and Land Use Management Committee:

I am an architect who has worked to restore numerous mid-century modern buildings and designed many new ones as well.

Leo Marmol FAIA
Managing Partner

Ron Radziner FAIA
Design Partner

Principals
Jason Davis
Stephanie Hobbs
Matt Jackson
Mike Patterson
Chris Shanley

Associates
Jack Colletta
Patrick Conner
Brian Dassler
Danielle De Young
Todd Jerry
Chris Keller
Ashley Nath
Monica Pan
Andrew Parks
Lawren Patterson
Rob Schlieff
Yasi Seyfollahi
Amy Smith
Aista Sobouti
Bernardo Terán
Andy Thompson

A California Corporation

The Barry Building was constructed in 1951 by Dave Barry. What is often overlooked in discussions about the fate of this building is that Dave Barry was Nancy Barry's father. Nancy Barry was married to Charles Munger until her death in 2010. In other words, the Barry Building has always remained in the ownership of the original family that built it.

What deeply concerns me is the precedent that would be set if the City of Los Angeles were to prevent the owners from demolishing a building they themselves created. It suggests a world in which property owners must be cautious not to commission architecture that turns out to be *too good*, significant, or beloved that they later lose the right to make decisions about their own property.

This creates a troubling incentive for architects and owners alike: If a building is too successful, too meaningful, or too well designed, it may become a liability rather than an asset. The perverse conclusion is that owners are

better off building something mediocre—something no one cares about—
simply to preserve their future rights.

I believe the same flawed logic applies to the history of leasing in this building. Because Dave Barry leased space to a remarkable tenant that was deeply loved by the Brentwood community, Dutton's Books, the family may now be prevented from redeveloping their own property because the building has become a cultural memorial to that tenant. Again, this sets a dangerous precedent: Owners may feel compelled to lease only to forgettable or mediocre businesses, out of fear that a beloved tenant could later restrict their rights.

We need to be clear about our priorities. We should be encouraging owners to create and maintain the best buildings and places possible for their communities. And if, at some point in the future, they choose to redevelop their property for a different use, they should retain the right to do so.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'R' followed by a 'W' and a period.

Ron Radziner, FAIA
Design Partner

Communication from Public

Name: Karen Smalley

Date Submitted: 02/23/2026 10:26 PM

Council File No: 25-1518

Comments for Public Posting: How is this even possible - demolishing the Barry Building, a Los Angeles HCM, without any plans for it other than a dirt lot. It's an incredible building that is an HCM for a reason. I AM COMPLETELY AGAINST ITS DEMOLITION. And demolition would set an even worse precedent than other HCMs that are now empty lots, such as Lytton Savings. Thank you, Karen Smalley
LA resident since 1997 Formerly employed in Brentwood

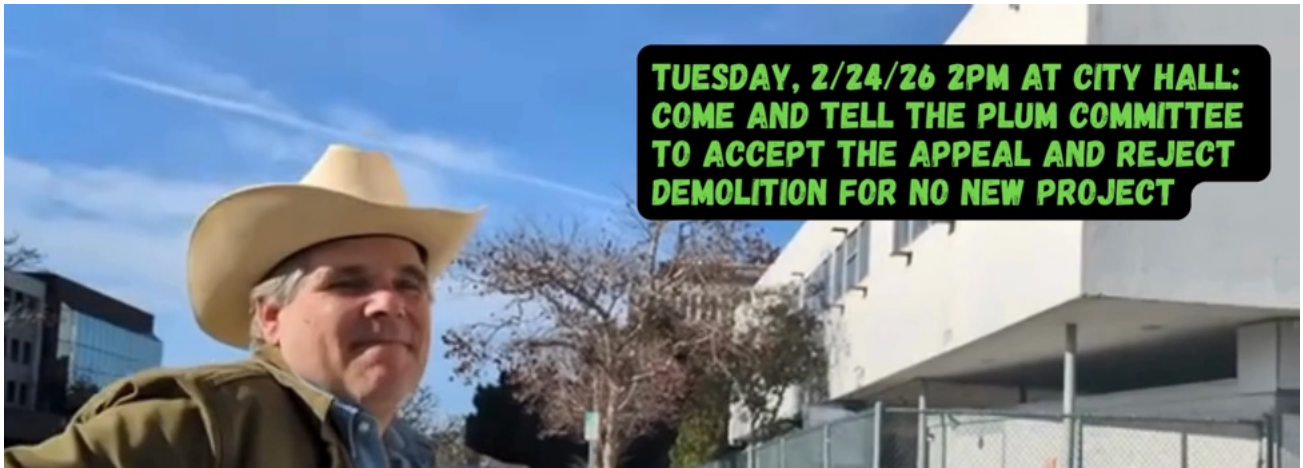
Communication from Public

Name: Kim Cooper & Richard Schave

Date Submitted: 02/23/2026 06:54 PM

Council File No: 25-1518

Comments for Public Posting: Dear PLUM Committee, We write to express our grave concern about the ongoing demolition by neglect of the landmarked Barry Building at 11973-11975 West San Vicente Boulevard, and efforts by the property owner to obtain a demolition permit with no new project after going before the Board of Building and Safety Commissioners, a body which lacks the expertise to make such a decision. If property owners know they can obtain demolition permits for inconvenient landmarks by allowing them to become blighted, then many neighborhoods will suffer the negative effects of intentional demolition by neglect and we will all pay the price. Please support the appeal submitted by Angelenos for Historic Preservation and protect the Cultural Heritage Ordinance. yours sincerely, Kim Cooper & Richard Schave Esotouric - Looking out for Los Angeles
<http://www.esotouric.com/historicpreservation> attached: Esotouric Newsletter- Brentwood Billionaire Blight, or Don't Demolish the landmarked Barry Building for Nothing.pdf



0:00 / 9:06



Brentwood Billionaire Blight, or: Don't Demolish the landmarked Barry Building for Nothing



ESOTOURIC'S SECRET LOS ANGELES
FEB 23, 2026



4



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Gentle reader,

For the past decade, one of America's richest families has been playing a dangerous game of chicken with cultural heritage, and on Tuesday, February 24 at 2pm at City Hall, we'll find out if Los Angeles City Council's



You Can't Eat the Sunshine

You Can't Eat the Sunshine is the podcast of Esotouric, the offbeat Los Angeles company that turns the notion of guided bus tours on its ear. Each week, join Kim Cooper and Richard Schave on their Southern California adventures, as they visit with fascinating characters for wide-ranging interviews that reveal the myths, contradictions, inspirations and passions of the place. There's never been a city quite like Los Angeles. Tune in if you'd like to find out why.

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PLUM Committee has the guts, foresight and civic wisdom to say no to Charlie Munger's kin.



ROBERT C. CLEVELAND

PERFECT MATCH: The building that has housed Dutton's Brentwood Books for 22 years is uniquely suited to the task.

The matter under consideration is a backdoor demolition permit obtained for the Barry Building (Milton Caughey, 1951) a designated [Los Angeles Historic-Cultural Monument](#) and the longtime home of [Dutton's Brentwood Bookstore](#) (1984-2008).

Designated landmarks can be demolished in Los Angeles or receive permits to be moved to a different location, by going through a public hearing process.

But never before has a demolition permit been granted with no new project proposed. To obtain this, the property owners had to go to the obscure, powerful Board of Building

Appears in episode



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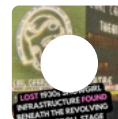
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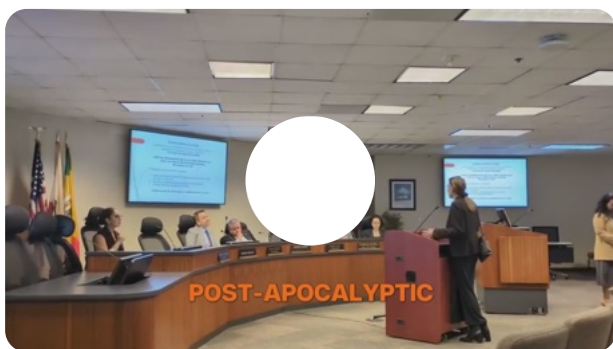
A moment in time: January 7, 2025. On Hope Street, we yell...

JAN 6 • ESOTOURIC'S SECRET LOS...

and Safety Commissioners, claiming it is too expensive to retrofit the Barry Building and too dangerous to let it remain standing, claims which may or may not be true.

What we do know for certain is that the two-story, courtyard structure in the heart of the San Vicente commercial corridor has been vacant, fenced and neglected for a decade, in deteriorating conditions visible [on Google streetview](#).

The [enormous council file](#) contains a number of written public comments from neighbors who want to see the Barry Building demolished because it looks really bad and seems dangerous—and who can blame them?



We've seen this so-blighted-it-should-be-demolished argument before with buildings brought before the Board of Building and Safety Commissioners.

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In November, we [shared video](#) from terrorized neighbors on the [crime scene that is Wilton Place](#) in Hollywood, begging that previously beautiful historic buildings be granted demolition permits, after their owners left them open to become drug dens torched by arsonists.

The Board of Building and Safety Commissioners is the appropriate venue to seek demo permits for unlandmarked, blighted buildings. However, they are not qualified to make [the determination they made](#), in favor of tearing the landmarked Barry Building down, and yet they did.

The righteously ticked off and concerned community members Ziggy Kruse-Blue and Bob Blue have organized as ***Angelenos for Historic***

Preservation and [filed an appeal](#) to make the city follow the law, and protect not just the Barry Building, but every landmarked building whose owners would rather not have to maintain and lease it out.

If you're able to show up in person or [make written public comment](#), they would appreciate your support.

The PLUM Committee vote on Tuesday 2/24 is one of the most significant public hearings in Los Angeles history, and it's really not about if the Barry Building will retain its landmark protections. It's much more important than that.

However, if the appeal does prevail, then the property owners could choose to change course and restore the Barry Building as the centerpiece of what many suspect will be a large new development, incorporating the vacant parcels where non-landmarked buildings have been recently demolished by the Munger family.

If the appeal fails, and if the BBSC is allowed to grant a demolition permit for a blighted landmarked property that would otherwise be protected, then neighborhoods all across Los

Angeles should be prepared for their local landmarks to be left vacant and allowed to rot long enough to attract squatters, vandals, metal thieves and arsonists and to accumulate sufficient police and fire department calls to justify an abatement hearing before the BBSC.

Los Angeles doesn't have to be this way. A city that manages its commercial corridors with a thoughtful combination of carrots and sticks can nip speculative blight in the bud and discourage property owners seeking to break preservation policy by testing how bad things can get before they get their way.

If you're concerned about the dangerous precedent set by allowing demolition of a landmark for no new project, please [click this link](#) before noon on Tuesday and submit written public comment stating that you ***support the appeal and do not want to see the Barry Building demolished for no new project***, along with any other thoughts you'd like to share.

You can also come to City Hall's John Ferraro Council Chamber room 340 for the PLUM hearing starting at 2pm and sign up to make a one minute public comment in person. This will

directly show support to Ziggy Kruse-Blue and Bob Blue, who have volunteered so much time to present a case that matters to all of Los Angeles.

The Barry Building is item #10 [on the agenda](#), so if you come Downtown, bring a book.

You can learn more about the justifications for the appeal and the dangerous precedent this case presents in the CityWatchLA articles linked below:

- [Eyesore or Crime Scene? Why We Must Save the Barry Building](#)
- [What the Proponents for the Demolition of the Barry Building Didn't Tell You—And Why You Should Care](#)
- [Digging into Deception: The “Five-Foot Falsehood” and the Failure of AB 52 at the Barry Building](#)

We appreciate Angelenos for Historic Preservation sticking up for the rule of law and for the proper process to be followed, and very much hope the PLUM Committee does the right thing tomorrow. And if they don't, buckle up.



Saturday's tour is [Weird West Adams](#), a ramble around fascinating early streetcar suburbs to discover beautiful pockets of homes and intriguing commercial corridors, wrapping up with a visit to the landmarked mansion home of the Elmer McCurdy circus sideshow history museum. Join us, do!

Yours for Los Angeles,

Kim & Richard

Esotouric

Are you on social media? We're on [Instagram](#), [Twitter](#), [Facebook](#), [YouTube](#), [Mastodon](#), [Threads](#), [Bluesky](#), [Substack Notes](#), [TikTok](#), [Nextdoor](#) and [Reddit](#) sharing preservation news as it happens. New: some of these newsletters are [on Medium](#), too.

Our work—leading tours and historic preservation and cultural landmark

advocacy—is about building a bridge between Los Angeles' past and its future, and not allowing the corrupt, greedy, inept and misguided players who hold present power to destroy the city's soul and body. If you'd like to support our efforts to be the voice of places worth preserving, we have a [tip jar](#), vintage Los Angeles [webinars](#) available to [stream](#), in-person [tours](#) and a [souvenir shop](#) you can browse in. We've also got recommended reading bookshelves [on Amazon](#) and the [Bookshop](#) indie bookstore site. And did you know we offer [private versions](#) of our walking tours for groups big or small? Or just share this link with other people who care.

UPCOMING WALKING TOURS

• [Weird West Adams & Elmer McCurdy Museum Visit](#) (2/28) • [Film Noir / Real Noir](#) (3/7) • [Franklin Village Old Hollywood](#) (3/14) • [Bunker Hill, Dead and Alive](#) (3/21) • [Know Your Downtown L.A.: Bradbury Building, Basements of Yore & the Dutch Chocolate Shop](#) (3/28) • [Christine Sterling & Leo Politi: Angels of Los Angeles](#) (4/4) • [John Fante's](#)

[Downtown L.A.](#) (4/11) • [Early Hollywood's Silent Comedy Legends](#) (4/18) • [Downtown Los Angeles is for Book Lovers](#) (4/25) • [Highland Park Arroyo](#) (5/2) • [Charles Bukowski's Westlake](#) (5/7) • [The Run: Gay Downtown History](#) (5/23) • [Evergreen Cemetery, 1877](#) (5/30) • [The Real Black Dahlia](#) (6/6) • [Angelino Heights & Carroll Avenue](#) (6/13) • [Miracle Mile Marvels & Madness](#) (Sunday, 6/21) • [Westlake Park](#) (6/27)



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Discussion about this video

Comments Restacks



Write a comment...

Communication from Public

Name: Helen Zielinski Landon, PhD

Date Submitted: 02/23/2026 07:21 PM

Council File No: 25-1518

Comments for Public Posting: I support the appeal to save the Barry building in the Brentwood area of Los Angeles. As someone who has lived on San Vicente for decades, I often drive by the Barry building and look forward to seeing it brought back to its former glory. It was such a lovely and unique gathering place. The neighborhood is bustling and this building is ripe for re use as opposed to demolition. Please act to save this building which has already been marked for preservation. thank you. Helen Z. Landon

Communication from Public

Name: Arlene M Hopkins

Date Submitted: 02/23/2026 07:39 PM

Council File No: 25-1518

Comments for Public Posting: Please save this building for all the reasons provided by our community members. Arlene Hopkins Architect & Educator (Retired)