

Communication from Public

Name: John Griffiths

Date Submitted: 03/03/2026 12:50 PM

Council File No: 25-1518

Comments for Public Posting: The more history and Old LA / Old Hollywood charm you destroy in LA, the more you destroy the reason countless tourists come from all over the world to visit the LA they've seen in movies and TV shows for decades. The more you destroy the "vibe" of LA, the more you propel people who love the city to move away. The more you let heaps of trash and weeds and concrete debris sit next to landmarks, the more you show you are not true leaders. Why even have the Olympics here? The word of mouth from those who attend, and pop by Hollywood or "hipster" Silver Lake or "cool" DTLA, will report back to their friends and family that the LA they imagine is merely an illusion. Have some foresight, and ease up on the greed, for a change.

Communication from Public

Name: John Griffiths

Date Submitted: 03/03/2026 12:51 PM

Council File No: 25-1518

Comments for Public Posting: The more history and Old LA / Old Hollywood charm you destroy in LA, the more you destroy the reason countless tourists come from all over the world to visit the LA they've seen in movies and TV shows for decades. The more you destroy the "vibe" of LA, the more you propel people who love the city to move away. The more you let heaps of trash and weeds and concrete debris sit next to landmarks, the more you show you are not true leaders. Why even have the Olympics here? The word of mouth from those who attend, and pop by Hollywood or "hipster" Silver Lake or "cool" DTLA, will report back to their friends and family that the LA they imagine is merely an illusion. Have some foresight, and ease up on the greed, for a change.

Communication from Public

Name: Cheryl

Date Submitted: 03/03/2026 01:17 PM

Council File No: 25-1518

Comments for Public Posting: Los Angeles too many times have demolished historic buildings - this was to be preserved and now the city wants to remove that protection only to destroy it and replace with who knows what. Please keep some culture in Los Angeles - the retrofit won't be the millions others suggested and this could be a unique soulful building with unique office space and beautiful courtyards for professional coffee or small vendor that words with the esthetics of the era of 1950. There's plenty of other buildings you can remove but please keep the soul of this Building alive.????????????

Communication from Public

Name: Edward Casey

Date Submitted: 03/03/2026 01:24 PM

Council File No: 25-1518

Comments for Public Posting: A letter from Applicant's Representative in response to the letter dated March 2, 2026, submitted by the Appellant.

ALSTON & BIRD

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Los Angeles, CA 90071
213-576-1000 | Fax: 213-576-1100

Edward J. Casey

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March 2, 2026

Los Angeles City Council
Los Angeles City Hall
200 N. Spring St., Room 340
Los Angeles, CA 90012
Attn: Office of the City Clerk

Re: Council File No.: 25-1518 - Appeal of Building and Safety Commission's Approval of Demolition Permit for Barry Building Located at 11973 San Vicente Boulevard

Dear City Council Members:

As land use counsel for the owner of the subject property located at 11973 San Vicente Boulevard ("Subject Property") and applicant ("Applicant") for a permit to demolish (the "Demo Permit") the two-story former commercial building on the Subject Property commonly referred to as the "Barry Building," I submit this letter in response to the letter dated March 2, 2026 submitted by the Appellant, which raises doubt about prior break-ins at the site and whether they actually occurred. Specifically, I am sending this letter to provide evidence of prior break-ins at the Subject Property. Exhibit A to this letter are photographs taken of the break-in that occurred in later May 2024, which was reported as Incident No. 405303000001939. Exhibit B to this letter is an email from the Applicant's property manager for the Subject Property, which email reports another break-in that occurred in August 2025 and provides photographs of that break-in.

We request that the City Council adopt the PLUM Committee's recommendation on this matter.

Sincerely,



Edward J. Casey

cc: Craig Bullock, Planning Director, Council District 11
(craig.bullock@lacity.org) - via email only
Jason McCrea, City Planner, Department of City Planning
(jason.mccrea@lacity.org) – via email only

EXHIBIT A



















EXHIBIT B

Guerrero, Lisa

From: ROBERT HARDEN <roberthardenco@msn.com>
Sent: Thursday, August 28, 2025 11:00 AM
To: Casey, Ed
Cc: W. Hal Borthwick
Subject: Fw: Pictures
Attachments: PXL_20250825_184753087.jpg; PXL_20250825_184755574.jpg; PXL_20250825_184824509.jpg; PXL_20250825_184928615.MP.jpg; PXL_20250825_184945308.jpg; PXL_20250825_185010550.jpg; PXL_20250825_185022065.jpg; PXL_20250825_185138875.jpg

EXTERNAL SENDER – Proceed with caution

These are a few of the access point from the break in from last weekend. The guys were there for courtyard and driveway clean up when they discovered the breeches.
I will be there tomorrow for a more precise walk through.

Robert Harden

Get [Outlook for Android](#)

From: Charles Black
Sent: Monday, August 25, 2025 9:36:12 PM
To: ROBERT HARDEN
Subject: Pictures





109



109-17







1337





Communication from Public

Name:

Date Submitted: 03/03/2026 09:20 AM

Council File No: 25-1518

Comments for Public Posting: Attached is a transcript of the 02/24/2026 PLUM Committee meeting focused on Agenda Item 10, The Barry Building (HCM #887) Project

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TRANSCRIPT OF
PLANNING AND LAND USE MANAGEMENT COMMITTEE MEETING
FEBRUARY 24, 2026

[AUDIO FROM FILE:
2026-02-24_Planning and Land Use Management Committee]
[TIMESTAMPED PORTIONS ONLY]

1 [BEGIN AT 00:05:46]

2 MR. SALIMIAN: On Item 10, Angelenos for Historic
3 Preservation appeal of the Barry Building, we support
4 the appeal. We do not believe the findings can be made
5 to demolish a designated HCM for a vacant dirt lot.
6 This sets a dangerous precedent for historic
7 preservation in the city and is in violation of kind
8 of the city's policies on preservation.

9 The city is setting it up for what we think is an
10 easy CEQA lawsuit regarding piecemealing. It's trouble
11 -- troublesome to see on the record people referencing
12 a project even though no project has been proposed. We
13 ask the developer to come forth with their project and
14 let us review it, whether it's housing, mixed use.
15 We'd like to see that, but through the normal process.

16 [END AT 00:06:31]

17 [RESUME AT 00:11:56]

18 MS. SOLIS: Hi. My name is Clara Solis. I'm from
19 Highland Park. I'm on the Highland Park Neighborhood
20 Council, but I'm speaking on my own behalf today. I'm
21 here to speak on Items 10, 11, and the Brady Bunch, I
22 forgot the number.

23 I was called -- I was here today to say that you
24 should continue Item 10. The Gabrielino Kizh have not
25 had the opportunity to fully engage and submit a

1 letter. So I think you should allow them the time to
2 do so. I encourage you to continue Item 10.

3 [END AT 00:12:30]

4 [RESUME AT 00:49:00]

5 MR. BLUMENFIELD: That takes us to Item Number 10
6 which is a CEQA appeal regarding a demolition permit
7 issued for the Barry Building in Brentwood in Council
8 District 11. We'll start with a Building and Safety,
9 and Planning Department to come forward with their
10 report. Then as we do, we'll have the appellant have
11 up to three minutes, the applicant, the public,
12 Councilmember Park's staff, and then committee
13 discussion.

14 So we'll begin with Building and Safety, and
15 Planning. Welcome.

16 MR. MCCRAE: Good afternoon, councilmembers. It's
17 Jason McCrae -- McCrae with the Department of City
18 Planning. Before you today is a CEQA appeal of an
19 environmental impact report or EIR for the demolition
20 of the Barry Building located at 11973 San Vicente
21 Boulevard, a designated historic cultural monument or
22 HCM.

23 As this project was processed in coordination
24 with LADBS, Faruk Sezer and Veronica Lopez from LADBS
25 are present, available for any questions. The project

1 consists of the demolition of an HCM with no plans for
2 development. The impetus for the proposed demolition -
3 -

4 MR. BLUMENFIELD: Could you pull the -- could you
5 pull the mic closer to your mouth, please? It's a
6 little harder to hear you.

7 MR. MCCRAE: The impetus for the proposed
8 demolition resulted from a notice from LADBS requiring
9 the Barry Building to comply with the soft story
10 retrofit ordinance. As it proved to be finan- --
11 financially infeasible for the applicant to retrofit
12 the building, the applicant filed for a demolition
13 permit.

14 While a standalone demolition permit would
15 typically be administrative action, the demolition of
16 an HCM requires the preparation of an EIR to analyze
17 the loss of a cultural resource. To grant the
18 demolition permit, LADBS must adopt a statement of
19 overriding consideration to demonstrate that the
20 benefits of the project would outweigh the loss of an
21 HCM.

22 In coordination with LADBS, city planning
23 prepared an EIR for the project. And in June 2025
24 LADBS issued a determination certifying the Barry --
25 Barry Building project EIR, adopting a mitigation

1 monitoring program, CEQA findings, a statement of
2 overriding considerations or SOC for the project, and
3 a finding under LAMC Section 91.106.4.5 that
4 demolition permit may be issued.

5 The LADBS determination was appealed by Angelenos
6 for Historic Preservation. And in November 2025 the
7 LADBS Board of Building and Safety Commissioners
8 denied the appeal. In December 2025 the same appellant
9 filed an appeal of a CEQA det- -- of a CEQA
10 determination to the city council.

11 Subsequent to the appeal filing, multiple comment
12 letters were also submitted to the council file. The
13 CEQA appeal points are similar to those submitted
14 under the appeal of the LADBS determination, which
15 have been previously responded to in the building --
16 excuse me -- Board of Building and Safety
17 Commissioners' appeal report, and are summarized and
18 responded to in the Department of City Planning report
19 submitted to the council file dated February 19th.

20 The appeal points are generally related to LADBS
21 lacking authority to act on a CEQA document, the
22 project lacking substantial evidence supporting the
23 approval of the project, and perceived bias by the
24 Board of Building and Safety Commissioners towards the
25 appellant.

1 As discussed in the PLUM appeal report, these
2 points are without merit. And evidence submitted to
3 the record does not constitute substantial evidence
4 per CEQA law.

5 The subsequent comment letters by or on behalf of
6 the appellant suggests the city did not meet its AB52
7 obligation for tribal consultation, assertions that
8 the city withheld critical information that precludes
9 anyone from verifying the veracity of a number of
10 studies and reports submitted by the applicant, that
11 the city should compel the applicant to allow the
12 appellant access to private property, and purported
13 fair hearing violations.

14 Similar, these points are without merit and are
15 also discussed in detail in the PLUM appeal responses.
16 The city conducted tribal consultation in accordance
17 with state law and CEQA, and clearly responded to the
18 tribe in multiple emails, and outlined the reasons why
19 tribal monitoring for limited ground disturbance was
20 not supported by evidence in the record, and included
21 a condition addressing the inadvertent discovery of
22 resources.

23 In addition, the appellant's representative has
24 also conceded did -- did -- did have access to
25 reports, photographs, and other documents relating to

1 the structural integrity and condition of the
2 building, and the city cannot compel a private party
3 to provide site access. The city has also conducted
4 all hearings and proceedings in accordance with state
5 and local law.

6 The appellant's representative has also submitted
7 a letter dated February 17, 2026, which was not
8 explicitly addressed in the staff report, but I'd like
9 to address now. The majority of the letter restates
10 appeal points or arguments previously raised by the
11 app- -- appellant or associated individuals, which
12 have been addressed in the EIR, the Board of Building
13 and Safety Commissioners' appeal report, and/or the
14 PLUM appeal responses.

15 The appellant includes new reports which purport
16 to strengthen the argument of the observation letter
17 discussed in staff response two of the PLUM appeal
18 responses, relating to the feasibility of retrofitting
19 the existing building. But these reports are flawed in
20 that they were prepared without an adequate factual
21 foundation to provide accurate comments on the
22 seismic, structural, and economic studies prepared for
23 the project.

24 Further, the appellant's representative makes
25 economic and feasibility claims related to the Mills

1 Act tax relief and economic reports. However these are
2 private funds speculative through the CHC process. The
3 city is not accepting new Mills Act con- -- Mills Act
4 contracts. And there's a limit to the amount of tax
5 funds available. Applicant has also submitted a letter
6 to the council file in response to the appellant's
7 letter.

8 It should also be noted that city planning has
9 prepared additional credibility findings in the appeal
10 staff report related to the credibility of the
11 appellant's provided reports.

12 Based on the information presented, staff
13 recommends that the city council adopt the recommended
14 actions provided in the appeal report, including the
15 additional credibility findings. This concludes staff
16 presentation. Department of City Planning and LADBS
17 are available for any questions.

18 MR. BLUMENFIELD: Great. Thank you very much.
19 Next is the appellant is here. We welcome you for
20 three minutes. Welcome.

21 MR. HALL: Good afternoon, committee members.
22 Jamie Hall with Channel Law Group on behalf of
23 appellant, Angelenos for Historic Preservation. My
24 client is here today appealing the certification of
25 the EIR and the adoption of the statement of

1 overriding considerations for the demolition of the
2 Barry Building, historic cultural monument number 887,
3 to make way for literally nothing.

4 I'd like to address three issues. First, the city
5 planning staff report and the applicant's rebuttal
6 rely on one central fatal premise, that preserving
7 this historical building is economically infeasible.
8 This claim is simply not supported by substantial
9 evidence. The staff report dismisses my client's
10 expert estimate from Alpha Structural which priced the
11 mandatory soft story retrofit at rough -- roughly
12 379,000, arguing it was merely a rough estimate
13 hindering -- hindered by a lack of site access. But
14 the applicant purposely withheld that access.

15 More importantly that estimate was validated by
16 David Cocke of Structural Focus, an acknowledged
17 expert who actually served on the mayor's task force
18 to write the city's mandatory seismic retrofit
19 ordinances. He confirmed that my client's \$379,000
20 estimate is far more realistic because it targets only
21 the legal mandal- -- legally mandated work.

22 The staff report and the applicant wrongly rely
23 on \$15 to \$17 million cost estimates that deliberately
24 conflate the mandatory minimum retrofit with voluntary
25 full-scale rehabilitations of the upper stories and

1 other wings. They also ignore the flexibility provided
2 by the California Historical Building Code.

3 Second, the staff report and applicant
4 erroneously claim there is no improper piecemealing
5 because there is supposedly no future development
6 project proposed. Yet the applicant owns adjacent lots
7 totally nearly 75,000 square feet of development
8 rights. The EIR is legally deficient because it failed
9 to evaluate a single preservation alternative that
10 utilizes the commonly owned adjacent land to
11 financially support the preservation of the Barry
12 Building.

13 Third, the administrative process here has been
14 fundamentally compromised. The city's own expert
15 panel, the Cultural Heritage Commission, unanimously
16 recommended that you not adopt the statement of
17 overriding considerations, explicitly finding that the
18 benefits of demolition do not outweigh the loss of
19 this monument.

20 The staff report ignores this, largely because
21 the administrative record was tainted. Emails from
22 October 2024 reveal that Council District 11 acted as
23 an improper private conduit, transmitting the
24 applicant's drafted statement of overriding
25 considerations directly to LADBS as an editable Word

1 document. This calculated procedural bypass allowed
2 the applicant to super- -- subvert independent staff
3 review.

4 The applicant voluntarily evicted their tenants
5 in 2016 and intentionally allowed the building to
6 deteriorate. This is a textbook strategy of demolition
7 by neglect. Do not reward this behavior. We
8 respectfully urge the committee to uphold the law,
9 grant my client's appeal, rescind the EIR
10 certification, and deny the demolition permit. Thank
11 you.

12 MR. BLUMENFIELD: Thank you very much. Now if
13 there's a representative from the applicant, you will
14 also get three minutes. If there's two of you, you can
15 split up that time however you desire.

16 MR. GREEN: Good afternoon. My name is Aaron
17 Green. I'm the president of the Afriat Consulting
18 Group representing the applicant, asking that the
19 committee sustain the staff recommendation today.
20 You'll hear from our project team, including Edward
21 Casey. We've got robust community members who are here
22 with support for the project. And if you have any
23 questions for us afterwards, we have technical
24 consultants with us as well.

25 MR. CASEY: Good afternoon, members of the

1 committee. My name is Ed Casey, land use counsel for
2 the applicant. This has been a long process. The EIR
3 process took over five years. It was based on over 20
4 technical reports that looked at the seismic issues of
5 this building, as well as the economics. And it also
6 looked at four preservation alternatives. It went the
7 extra mile.

8 During that EIR process we also reached out into
9 the community. And -- and there's 118 letters and
10 comment cards in support of demolition and in
11 opposition to the appeal in this -- in the record. So
12 this is based on substantial evidence. And you heard
13 the appellant's attorney say there is no substantial
14 evidence.

15 But as our letter said, on just the issue of
16 economic infeasibility there are over six expert
17 reports. And what do they have in opposition? You just
18 heard they have two new reports that say from a
19 structural expert. But as noted in the record, those
20 structural experts, and one of them admit, they only
21 looked at one part of the building. Not all the other
22 parts of the building that are seismically -- have
23 seismic deficiencies. Those costs have not been
24 rebutted by the appellant.

25 They also talk about demolition by neglect, you

1 just heard. There was evidence in the EIR saying no,
2 there was regular maintenance of this building even
3 though it's vacant. And there's evidence in the EIR
4 from the structural expert saying no, the seismic
5 deficiencies have nothing to do with the maintenance
6 of the building.

7 You also heard about piecemealing. This is almost
8 -- this is almost like one of those how do you prove
9 the negative. My client has no intention of developing
10 anything on this property or the surrounding
11 properties. They have said that under the penalty of
12 perjury in a document required by the City of Los
13 Angeles. They just want to clear the land and sell it.
14 That's it. So there is no piecemealing.

15 And finally, in terms of alternatives, because
16 this is their -- their last and newest argument, the
17 EIR looked at every preservation alternative that
18 could be imagined. Every one was looked at. Every one
19 was analyzed from an economic feasibility standpoint.
20 And the economic expert opinion is overwhelming. To do
21 any of these preservation alternatives would create a
22 negative value for the property. Not just a little
23 positive one, a negative value in the millions.

24 And so in terms of alternatives, they were all
25 looked at. As far as the surrounding parcels, you

1 can't require someone to say I want to go build on
2 something on different property owned by different
3 people. That's not how CEQA works. So we urge you to
4 deny this appeal. Thank you.

5 MR. BLUMENFIELD: Thank you. Next, are there any
6 members of the public who have come to speak on this
7 item, now would be the appropriate time to come
8 forward. And you can line up.

9 Okay. You'll each have -- you'll have one minute.
10 And you're welcome to your full minute or you're also
11 welcome to just agree with the person behind you and
12 keep the meeting going. So go ahead.

13 MS. KRUSE BLUE: I don't think so. Hi, I'm Ziggy
14 Kruse Blue and I'm speaking today and to strongly
15 support the appeal for the Barry Building. As a
16 concerned stakeholder I have submitted a detailed
17 technical comment to the record regarding the city's
18 failure to meet its AB52 obligations.

19 While others will address the architectural
20 significance of this landmark, I'm here to highlight a
21 critical procedural failure, the lack of meaningful
22 AB52 tribal cultural resource consultation. The record
23 shows that mandatory consultation requirements have
24 not been met in good faith. Under CEQA these are not
25 optional checkboxes. They are legal requirement for

1 certifying an EIR.

2 Moving forward with unresolved tribal concerns
3 and an incomplete record is a violation of state law,
4 and it invites an immediate legal challenge. I urge
5 this committee to grant the appeal and ensure also
6 that the city's tribal consultation obligations are
7 fully honored before any further action is taken.
8 Thank you.

9 MR. BLUMENFIELD: Thank you. Next speaker.

10 MR. BLUE: My name is Bob Blue. I strongly
11 support the appeal to save the Barry Building. In 2007
12 city council designated this an HCM without owner
13 opposition, creating a legal -- legal duty under
14 Administrative Code 22.171 to maintain it.

15 Today's request for demolition is based on a
16 self-imposed financial hardship. After evicting all
17 tenants in 2017, the owner chose to let a revenue
18 generating building sit vacant for nearly a dec- --
19 decade while ignoring maintenance.

20 If this appeal is denied, the only benefit is the
21 financial gain for the Munger family, not the public.
22 The public will be left with scorched earth just like
23 the three houses and art gallery they demolished and
24 left as dirt lots for a decade. This blight was
25 directly caused by the applicant. We must hold the

1 property owner accountable for their stewardship, not
2 reward them for their neglect.

3 I urge the PLUM committee to uphold the appeal.
4 And I also understand there's a -- a letter uploaded
5 from the native tribe to the council file today. Thank
6 you.

7 MR. BLUMENFIELD: Thank you. Next speaker.

8 MS. COLE: My name is Lauren Cole and I'm the
9 president of the South Brentwood Residents
10 Association. For nearly 20 years our neighborhood has
11 supported demolition and we strongly oppose this
12 appeal.

13 SBRA covers the densely populated neighborhood of
14 18,000 mostly multifamily residents in the Brentwood
15 flat, all of whom lived within walking distance of San
16 Vicente Boulevard and of this property. Virtually none
17 of the appeal's supporters live within walking
18 distance of the Barry Building. Yet we are the ones
19 who are impacted by having an unsafe property in the
20 middle of our commercial district.

21 Building and Safety has twice issued demolition
22 permits because of earthquake hazards. This building
23 is also a fire hazard that lies within the evacuation
24 zone of the Palisades fire. Most of Brentwood lies in
25 a very high fire hazard severity zone that starts only

1 a few blocks away from this building. The risk of fire
2 is very rear -- real and a very big concern.

3 Homeless encampments have appeared directly in
4 front of this building. Please deny the appeal so that
5 demolition can -- can proceed right away. We'd rather
6 have an empty lot.

7 MR. BLUMENFIELD: Thank you. Next speaker.

8 MR. GOLAD: Good afternoon. My name is Allan
9 Golad. I'm a 26 year resident of the Brentwood
10 community. Like all Brentwood residents, I love our
11 treasured jewel, San Vicente Boulevard, which is where
12 the Barry Building is located.

13 As you know, the findings in the EIR were
14 approved by the Department of Building and Safety. The
15 appeal of the findings were denied by the
16 commissioners on a 3-0 vote. The reasons for the
17 demolition of the building are clear. It is not
18 economically feasible to retrofit to earthquake
19 standards. It is not economical -- economically
20 feasible to relocate the building. And most
21 importantly the building is a calamity waiting to
22 happen.

23 The building is an earthquake hazard, a fire
24 hazard, and a trespass hazard. It is abundantly clear
25 that the safety and security benefits outweigh the

1 desire to preserve a building that is a nuisance.

2 Please hear the will of the community and deny the
3 appeal and approve the demolition. Thank you.

4 MR. BLUMENFIELD: Thank you. Next speaker.

5 MS. GELFAND: Hi. My name is Janna Gelfand and I
6 live down the street from the Barry Building. Not only
7 is the Barry Building an eyesore, it is a safety
8 hazard.

9 It has been established that the cost to retrofit
10 the structure in order to meet earthquake standards
11 far outweighs the value of the building. That means
12 that if no developer will purchase it, it will remain
13 empty. What good is a historic cultural monument if it
14 is unsafe to enter.

15 Earthquake is not the only threat. Unhoused
16 people including vets settle inside empty structures
17 especially during inhospitable weather. The homeless
18 burn fuel to heat themselves, their food, and illicit
19 drugs.

20 Last year fire battalion chief Eric Roberts said,
21 unhoused Angelenos were involved with nearly one third
22 of LA area fires. As we saw with the Palisades fire,
23 one fire can destroy thousands of buildings. This is a
24 disaster waiting to happen.

25 MR. BLUMENFIELD: Welcome.

1 MS. BROWN: Hi. My name is Pamela Brown. I've
2 lived in Brentwood for over 30 years. More than a
3 decade ago we were very excited at the proposed
4 redevelopment of the building into a mixed use
5 complex, retail and restaurant. Instead what we got
6 was an empty dilapidated property.

7 The building is a blight on our community and
8 it's been sitting empty for nearly 20 years. It's
9 boarded up, and just like the nearby former YMCA
10 building, it needs to be turned down so that homeless
11 addicts aren't inside doing drugs and lighting fires
12 to stay warm at night.

13 Immediate demolition of the building is the
14 safest and most viable solution to mitigate the
15 various risks posed by the Barry Building. I prefer to
16 see neighborhoods serving retail, restaurants, and
17 other services in this highly walkable area.

18 Brentwood deserves a functional property that is
19 vibrant and beautiful, not the boarded up fire hazard
20 and dark empty fields that sit there rotting away on
21 our scenic corridor. I respectfully urge the PLUM
22 committee to deny the appeal.

23 MR. BLUMENFIELD: Welcome. Next speaker.

24 MS. RANA: Hi. My name is Chelsea Rana and I live
25 within a few minutes' walking distance to the Barry

1 Building. I've raised my son there since 2020. And
2 through my time in this neighborhood I've been deeply
3 concerned about the safety risks this structure poses.

4 The building is structurally unfit, it's a magnet
5 for criminal activity, and a massive fire hazard to
6 our surrounding homes. It has sat vacant for well over
7 a decade and it's only a matter of time before a
8 significant public safety incident occurs due to
9 further vandalism or loitering.

10 A safe community for families must be the
11 priority. The demolition of the Barry Building
12 prioritizes community safety. The benefits of a safe -
13 - of safety and security far outweigh the desire to
14 preserve a building that has become a dangerous
15 nuisance.

16 I respectfully urge the PLUM committee to deny
17 the appeal and prioritize our community's safety by
18 moving forward with the demolition.

19 MR. BLUMENFIELD: Thank you. Next speaker.

20 MR. MOFTAKHAR: Good afternoon. My name is John
21 Mofetakhar and I am a long time resident of Brentwood.
22 I'm here to ask you the question, what does this
23 building do for our community? As a resident and a
24 frequent pedestrian in the area, there are many
25 improvements we can make. In fact there are pedestrian

1 improvements the city -- city is making today.

2 How does a derelict boarded up building serve us?
3 Wouldn't it be better to have activation of the
4 building or activation of the site, rather? Clearly
5 there is no path forward for this building as it has
6 sat vacant and in blighted condition for years and
7 maybe decades if we continue in this fashion.

8 Let's deny this appeal and progress forward as a
9 society, and give the residents of Brentwood an
10 opportunity to activate this with a vibrant new
11 development deserving of its location. Thank you so
12 much for listening today.

13 MR. BLUMENFIELD: Thank you. Next speaker.

14 MS. FREEDMAN: Have any of you ever seen the
15 Barry Building? My name is Nancy Freedman. I was the
16 chairman of the Brentwood Community Council and I've
17 lived in Brentwood for over 50 years.

18 I know the Barry Building well. But it had a life
19 and it has no longer have a life. And it's dangerous.
20 And it's also chained in and has homeless people
21 living in it, gofers, and it is just not inhabitable
22 the way it is.

23 I support demolition of the Barry Building. The
24 CEQA appeals show no credible evidence that thee EIR
25 was conducted incorrectly. Environmental laws in Los

1 Angeles are legally grounded in the municipal code and
2 in state environmental laws, and not necessarily
3 contingent on knowing what's going to be built next.

4 A major opportunity -- this is just a little quip
5 I'll tell you -- to move the building came up after it
6 was decided that there was going to be this campaign.
7 And Mr. Munger --

8 MR. BLUMENFIELD: Thank you. I -- I have to give
9 everybody the same amount of time. Sorry.

10 MS. FREEDMAN: Okay.

11 MR. BLUMENFIELD: Thank you.

12 MS. FREEDMAN: Okay. Anyway, I appreciate
13 preservation, but this is not to be preserved. Thank
14 you.

15 MR. BLUMENFIELD: Great. Thank you. Next speaker.

16 MR. FISHER: Good afternoon. My name is Charlie
17 Fisher, 140 South Avenue 57. I have worked at the
18 Barry Building in the past and looked at it. And I
19 think of other monuments in the City of Los Angeles
20 where similar situations came up.

21 The Sheraton Townhouse, they tried very hard,
22 they wanted to tear it down to become a vacant lot.
23 Fortunately the city said no. And today the Sheraton
24 Townhouse is a very viable building. Edinburgh Court,
25 which actually had demolition permits in hand, this is

1 historic cultural monument number 1105. My friend
2 Frank Barbano bought it, totally restored it. He paid
3 more than the property was worth to get it to do that
4 restoration.

5 I say put the property on the market with the
6 building on it, with a proviso that the building could
7 be restored. This is the way preservation works. And
8 to just tear the thing down for a vacant lot does
9 nothing.

10 I call out the two I can think of, the A.H.
11 Judson Estate and the Lytton Savings Building. Both
12 were torn down and both stand vacant today, the Judson
13 Estate since 1993. Thank you.

14 MR. BLUMENFIELD: Thank you. Next speaker.

15 MR. LUFFMAN: Steven Luffman. I'm speaking for
16 the appeal to preserve the historic cultural monument
17 Barry Building. Let's call the destruction of the
18 Barry Building for what it is. It's -- it's
19 piecemealing for billionaires.

20 There have been only a couple buildings
21 demolished that were historic cultural monuments. One
22 was the Philharmonic Auditorium on Pershing Square. It
23 was an empty lot for 40 years. Another was the Lytton
24 Savings Building on Sunset and Crescent Heights. It
25 was still empty dirt lot three years after its

1 demolition.

2 Don't let this happen to the Barry Building. If
3 there is a replacement project, it needs to go through
4 a proper EIR. Thank you.

5 MR. BLUMENFIELD: Thank you. Next speaker.

6 MR. NAKATA: Keith Nakata. As a historic
7 preservationist interested in preserving the heritage
8 and culture of Los Angeles, I am here in support of
9 the appeal by the Angelenos for Historic Preservation
10 for the Barry Building.

11 The thought that the what -- that the well-funded
12 owners of this HCM would think that demolishing this
13 for a dirt lot seems absurd. It'd be obvious to anyone
14 that a large lot in Brentwood Village would not --
15 would not sit fallow for long, especially considering
16 that the owners have been acquiring adjacent
17 properties for quite some time.

18 This appears to be a slow motion piecemealing
19 under CEQA to avoid proper review and mitigation of
20 demolishing the historic resource. I had the personal
21 experience of witnessing the demolition of an HCM that
22 I worked on to move from application to designation as
23 an HCM. But it was later allowed to be demolished and
24 to this day remains a muddy dirt lot at the corner of
25 Sunset and Crescent Heights.

1 8150 Sunset, known as Lytton Savings, was a
2 midcentury modern building in former CD4.

3 MR. RYWALSKI: Hi, councilmembers. My name's Eric
4 Rywalski and I'm here on behalf of a long time
5 Brentwood resident and affordable housing developer,
6 Tom Safran, who's developed endless properties
7 throughout the city, with the highest priority of
8 beautification, over 50 years career beautifying this
9 city.

10 He's drafted three letters we've submitted and
11 marked with 2023, October 2025, and February 2026. I
12 think it's pretty clear that this is a danger to local
13 residents and a potential liability to the city. But
14 relative to the issue before this panel today, Tom
15 notes the EIR was prepared, circulated, and responded
16 to in full compliance with the law. The city made
17 formal findings and adopted the statement of
18 overriding considerations based on substantial
19 evidence.

20 The prior appeal was denied after careful review.
21 And the latest appeal simply disagrees with the
22 thoroughly supported lawful decision. For these
23 reasons I respectfully urge the PLUM committee to deny
24 the appeal and allow demolition as soon as possible.
25 Thank you.

1 MR. BLUMENFIELD: Thank you. Welcome.

2 MALE: Good afternoon. You know, as an indigenous
3 person I'm constantly offended by the actions of this
4 committee and by the actions of communities who -- who
5 seek to erase the history of indigenous people
6 everywhere. This land has an AB52 claim on it to
7 protect indigenous rights, to protect our history.

8 You came, you took our lands, you took our
9 culture, you took our name. And now you -- you -- you
10 seek to take our history. When does this stop? We have
11 an AB52 claim there for a reason. I urge this
12 committee to uphold the appeal and protect our
13 indigenous rights, protect our history.

14 What economic price do you put on the erasure of
15 our history? Is it -- is this land grab so -- so set
16 on values, on money, that you -- you wish to erase our
17 history? Again I'm offended by this because as
18 indigenous person I think you should have -- just give
19 the -- the right for Chief Andy Salas from the Kizh
20 Nation to come in and submit the appeal for his tribe.
21 Thank you.

22 MR. BLUMENFIELD: Thank you. Next speaker.

23 MR. SCHAVE: Hello, commissioners, committee
24 members. My name is Richard Schave. I'm a private
25 citizen. I spent a great deal of time at the Barry

1 Building in my youth at Dutton's Books and I'm here to
2 support the appeal. Thank you.

3 MR. BLUMENFIELD: Thank you.

4 MS. COOPER: Hello. Kim Cooper here. I'm just
5 here to speak specifically to the precedent that this
6 would set. I've attended abatement hearings at the
7 Board of Building and Safety and Commissioners.
8 They're terrifying. We get people who come and talk
9 about buildings that are allowed to become blighted,
10 that get enough police reports and enough fire
11 response that they get a demo permit they otherwise
12 would not get.

13 If you let this happen for the Barry Building,
14 it's open season on any landlord in the city. And
15 every citizen is going to know why it's happening.
16 Please, please accept the appeal.

17 MR. CASSIDY: Hello.

18 MR. BLUMENFIELD: Welcome.

19 MR. CASSIDY: My name is Chris Cassidy. And I
20 live in the area and I grew up in Brentwood very near
21 the building. I've known this building since it was
22 built. Please accept the appeal for this building. If
23 this landmark designation can be overturned, then
24 there's no meaning to a cultural historic landmark
25 designation. Setting this precedent means LA doesn't

1 care about its culture, or its history, or its
2 landmarks.

3 When I first saw this building in 1958, it had a
4 verdant courtyard with lush tropical vegetation,
5 palms, philodendrons, birds of paradise, and even
6 banana trees. It was a tropical oasis and an inviting
7 sanctuary one would want to spend time there, and have
8 lunch, and meet a client, and let your child run
9 around, as I was allowed to do when I was six years
10 old.

11 There was a watch repairman downstairs, and a
12 beautiful bookstore, and offices upstairs where my
13 father had his very first office. The building was an
14 asset to the community and it could be again. Thank
15 you.

16 MR. BLUMENFIELD: Thank you. Next speaker.

17 MR. BUTLER: Hello. I'm Brian Butler. I'm a
18 resident of Brentwood and a fifth generation Angeleno.
19 And I totally support the previous speaker. Thank you.

20 MR. BLUMENFIELD: Thank you. Next speaker.

21 MR. HAYNES: Good afternoon. My name is Doug
22 Haynes. I want to point out for all the people who
23 assembled here, and I appreciate all the comments that
24 have been made from the residents, but this is a
25 citywide issue with large ramifications. Any landmark

1 in the City of Los Angeles could be potentially
2 demolished for a vacant dirt lot if you approve this
3 recommendation.

4 I strongly urge you to take that into mind and
5 consideration, and view what the future of the City of
6 Los Angeles would be without its historic properties
7 if billionaire owners can sway this council by claims
8 of hardship. Thank you very much.

9 MR. BLUMENFIELD: Thank you. Okay. That concludes
10 public comment on this item. Next we'll hear from
11 Councilwoman Park's staff, I believe is here. Is there
12 a representative from Councilwoman Park's office here?
13 Yes. Sean.

14 MR. SILVA: Good afternoon. Thank you, Chair,
15 Commissioners, Committee Members. My name is Sean
16 Silva and I'm with Councilwoman Traci Park's office.
17 Council office concurs with the Board of Building and
18 Safety Commission in denying the appeal, and in
19 support of the recommendations made by the Department
20 of City Planning outlined in their letter of February
21 16, 2026. Thank you for your consideration.

22 MR. BLUMENFIELD: Okay. Colleagues, is there
23 additional committee discussion on this? Looking to my
24 left, it's only members on the left now. Okay. I'm
25 going to recommend that we -- we follow the lead of

1 Councilwoman Park and the staff --

2 FEMALE: Excuse me --

3 MR. BLUMENFIELD: I'm sorry. Good ahead. Is there
4 --

5 FEMALE: We'd like to add something for the
6 record.

7 MR. BLUMENFIELD: Please.

8 MR. MCCRAE: Thank you. The issues brought up in
9 testimony have been addressed in the [INAUDIBLE]
10 report. So just comments on the credibility of the
11 structural and financial reports, tribal consultation,
12 alternatives, and piecemealing.

13 Relating to the comments alleging the council
14 district acted improperly by sharing a draft SOC from
15 the applicant with the LADBS, I want to note that the
16 SOC that was adopted by the LADBS was different than
17 the applicant's draft. And the LADBS reviewed and
18 adopted SOC findings in its own independent judgment.

19 In addition, the referenced email between --
20 emails between the council office and the applicant
21 and LADBS are part of the public record. And there
22 were no improper actions taken by the council office.

23 Finally I'd like to provide a correction to the
24 agenda. The date referencing the LADBS action was
25 listed in error. The date referencing the building --

1 the, excuse me, the building -- the Board of Building
2 and Safety Commissioners' action should read November
3 18, 2025. Thank you.

4 MR. BLUMENFIELD: Thank you for that
5 clarification and that addition. So going to recommend
6 that we deny the appeal filed by Angelenos for
7 Historic Preservation and thereby sustain the action
8 of the Board of Building and Safety Commissioners
9 dated November 18, 2025, and certifying the EIR and
10 adopting CEQA findings, the statement of overriding
11 considerations, mitigation and monitoring program for
12 the proposed demolition of the property located 11973
13 through 11975 West San Fernando -- West San Vicente
14 Boulevard.

15 And B, find that the city council has reviewed
16 and considered the information contained in the
17 environmental impact report that ends in 6645, and the
18 environmental im- -- which is dated February 2023, and
19 the final EIR dated September 2023, as well as the
20 whole of the administrative record, including all
21 written and oral evidence provided for the PLUM
22 hearing.

23 And C, certify that A, the -- the 11973 San
24 Vicente Boulevard EIR has been completed in compliance
25 with CEQA, B, the 11973 San Vicente Boulevard EIR was

1 presented to the city council as a decision making
2 body of the lead agency, and C, the 11973 San Vicente
3 -- San Vicente Boulevard EIR reflects the independent
4 judgment and analysis of the lead agency.

5 D, to adopt the following, sub A, the related and
6 prepared 11973 San Vicente Boulevard EIR environmental
7 findings include in the -- included in the council
8 file and the additional findings prepared by city
9 planning in its report dated February 19, 2025, and
10 sub B, the statement of overriding consideration
11 included in the council file, and sub C, the
12 mitigation monitoring program prepared for the 11973
13 San Vicente Boulevard EIR included in the council
14 file.

15 And E as in Edward, direct LADBS in consultation
16 with the Planning Department to file a notice of
17 determination consistent with the requirements of
18 CEQA.

19 With that we'll ask the clerk to call the roll.

20 CLERK: Blumenfield?

21 MR. BLUMENFIELD: Blumenfield, aye.

22 CLERK: Nazarian?

23 MR. NAZARIAN: Aye.

24 CLERK: Raman?

25 MS. RAMAN: Yes.

1 CLERK: Three ayes and the appeal is denied.
2 MR. BLUMENFIELD: Okay.
3 [END AT 01:24:27]
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1 I, Carlo Craig, a transcriber, hereby declare
2 under penalty of perjury that to the best of my
3 ability the above 33 pages contain a full, true and
4 correct transcription of the audio recording that I
5 received regarding the event listed on the caption on
6 page 1, limited to the timestamps noted.

7
8 I further declare that I have no interest in the
9 event of the action.

10
11 March 3, 2026

12 Carlo Craig

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14
15 X 
16 3/3/2026

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23
24 (2026-02-24_Planning and Land Use Management
25 Committee; timestamped portions only)

Communication from Public

Name: Andrew Salimian

Date Submitted: 03/03/2026 11:10 AM

Council File No: 25-1518

Comments for Public Posting: Please see attached position letter on submitted on behalf of the Los Angeles Conservancy.



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

213 623 2489 OFFICE
213 623 3909 FAX
laconservancy.org

March 3, 2026

Los Angeles City Council
200 N. Spring St., Room 340
Los Angeles, CA 90012

Re: 11973-11975 W. San Vicente Blvd., Barry Building Historic-Cultural Monument, Council File: 25-1518

Dear honorable Council Members,

On behalf of the Los Angeles Conservancy, I am writing to comment on the Draft Environmental Impact Report (EIR) and current project appeal for the 11973 San Vicente Boulevard Project (Project). The Conservancy is extremely concerned by the proposed demolition of the Barry Building, Historic-Cultural Monument (HCM) #887. If approved, the proposed Project would set a dangerous and harmful precedent for the City's historic preservation program and threaten the future of more than 1,300 designated HCM's. *We fully support Angelenos for Historic Preservation's appeal.*

Throughout the environmental review and appeal process, the Conservancy emphasized in our comments the issues with demolishing a designated HCM solely to clear the property, particularly when no replacement project has been identified. Such action incentivizes property owners of other HCMs to pursue similar outcomes, as well as encouraging and rewarding intentional demolition by neglect of a designated historic place. 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 long-held historic preservation program, and result in a clear circumvention and piecemeal approach of the California Environmental Quality Act (CEQA).

The Conservancy respectfully requests that you grant the appeal for the reasons outlined by the appellant and the Office of Historic Resources, which found that the project's purported benefits are not supported by



substantial evidence and that none of the stated considerations outweigh the significant environmental impacts of demolishing the Barry Building.

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

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

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

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

For over fifteen years the property owner has sought to demolish the historic Barry Building. Redevelopment plans have varied from condominiums to retail complexes, and each of these iterations have included the complete demolition of HCM #887. The current “project” is yet another attempt to demolish this historic landmark, without the benefit of analyzing a replacement project and consideration of viable and feasible alternatives.

Numerous community advocates opposed the 2012 project, prompting then-Councilmember Bill Rosendahl to do the same. At the time, the owner/applicant’s Green Hollow Square Project called for the demolition of the Barry Building as well as altering the Coral Tree Median (HCM #148). Throughout the EIR process a clear preservation alternative emerged that would have allowed for the retention and reuse of the Barry Building alongside proposed new development. The owner rejected this despite its meeting a majority of identified project objectives. Unwilling to compromise or explore alternatives, the owners withdrew their zoning entitlements request in 2013, effectively ending the proposed Green Hollow Square Project.

The property owners engaged in a deliberate pattern of tenant evictions and intentional neglect. In 2016, citing seismic concerns, they evicted the remaining commercial tenants and fenced off the site. Since then, the property has stayed boarded up and neglected, with character-defining features—such as metal window shutters—removed without approval or the required design



review from the City's Office of Historic Resources. This unauthorized removal appears intended to make the building look like an "eyesore" in the community.

This culmination of actions reflect an orchestrated demolition by neglect approach, which occurs when property owners intentionally allow a historic property to suffer severe deterioration.. 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, following deferred or intentional actions that compromise a historic building. Should the City reward this behavior by granting the demolition of the Barry Building, other owners of designated Historic-Cultural Monuments will follow the same playbook to achieve demolition.

III. Consideration of future economic potential amounts to impermissible CEQA Piecemealing

The California Environmental Quality Act (CEQA) defines a "project" broadly to encompass "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment"¹ and makes impermissible the practice of breaking a large project into smaller, separate parts. This practice of segmenting or piecemealing has in the past been used to demolish historic resources prior to the consideration of a larger project.

The California Office of Historic Preservation (OHP) released guidance on this specific issue, noting "several missteps have become common," and recommending to Lead Agencies:

Demolition of a building or structure needs to also evaluate the future use of the site. The goal of CEQA is to provide decision-makers with enough information about the environmental impacts of a proposed project to make an informed decision. OHP encourages Lead Agencies to insist project applicants describe the future use of the site when proposing to demolish a historic resource.²

Despite knowledge of the owner's previous project at this site, LADBS states in the staff report that "there is no evidence in the record of piecemealing or that there is a proposed development project for the site." Yet multiple public speakers at the Cultural Heritage Commission allude to

¹ California Code of Regulations, Title 14, § 15378.

² "Consider the Whole Action: How to Avoid Segmenting," *CEQA Case Studies* Volume II, March 2015, <https://ohp.parks.ca.gov/pages/1071/files/ceqa-how-to-avoid-segmenting-ii.pdf>.



a proposed project at the site. Pamela Brown of the Brentwood Community Council contended that “future development is necessary and important. And the city needs to support the demolition, so that mixed use and housing can be created.” Caller Michael Freeman remarked, “We are tired of having developments like this be derailed due to these very thin reasons like cultural heritage... I urge you to allow development.” Jake Pierce of Abundant Housing LA, “I also think that this is an opportunity to imagine something that would be much better for the community, that would make it more walkable and more affordable.” All three speakers allude to a future project at the site, with Mr. Freeman’s comments most directly implicating an already defined project in “developments like this.”

Elsewhere in the staff report, LADBS reverses their justification that no piecemealing is taking place and suggests:

The removal would result in an additional vacant site that could accommodate housing or other commercially viable development in the future, built to more energy-efficient and structurally safer modern building codes, contributing to the City’s Regional Housing Needs Assessment (RHNA) allocations and the City’s critical housing need, or providing new commercial uses in line with smart growth policies and transit-oriented development.

Both of these assertions are in conflict. Either the building is being demolished for an unimproved vacant lot or it is part of new housing project. The Conservancy would welcome a project that adds much-needed housing to the site, but we urge LADBS to follow OHP’s guidance and insist the future project be disclosed and adhere to CEQA. We note that significant incentives are available if a larger project is proposed, including the recently approved Citywide Adaptive Reuse Ordinance (which allows generous infill incentives for “Unified Developments,” the Federal Historic Tax Credit, the Mills Act, and the State Historic Building Code.

IV. Refusal to comply with City’s mandatory soft-story seismic retrofit ordinance(s) is no excuse for approval to demolish

On May 1, 2016, the owners of the Barry Building decided to vacate the Barry Building. The excuse stated then was the City’s notice to comply with the mandatory soft-story seismic retrofit. The Draft EIR states this order was first issued in March, 2018³. Now, seven years later and near the end of the time to comply, it appears the owner is intentionally “running the clock” on this

³ DEIR, Alternatives, Page V-1.



order as a deliberate means to attempt to receive approval to demolish a designated Historic-Cultural Monument (HCM).

Throughout Los Angeles are buildings built before current building code standards that are classified as soft-story construction. Without strengthening, these types of structures are vulnerable during earthquakes and possible structural failure. This includes the Barry Building, however these deficiencies do not call for or warrant demolition, only retrofit. Per the City's analysis and records, and provided through April 1, 2023⁴, 12,433 total soft-story buildings exist across Los Angeles. To date, seventy percent (8,722) of these buildings have now complied with the mandatory requirements and city's ordinances for structural retrofits. Another fifteen percent of soft-story buildings have permits issued already and are awaiting for the retrofit work to be completed. Overall, ninety-five percent (11,820) of soft-story buildings and their owners have either initiated plans, have permits issued, or completed the work. Slightly less than five percent (633) of owners of soft-story buildings have done nothing to comply, which presumably includes the owners of the Barry Building. This is substantial evidence that demonstrates how similar buildings are able to be retrofitted. How is it that ninety-five percent of soft-story buildings have complied with this mandatory requirement, yet the Barry Building and its owners have not?

City ordinance 183893 (approved November 15, 2015) and 184081 (approved February 1, 2016) that outline the City's mandatory soft-story seismic retrofit requirements allow for flexibility and specifically call out "qualified historic buildings" and state they "shall comply with requirements of the California Historical Building Code established under Part 8, Title 24 of the California Code of Regulations." This provides additional flexibility should owners pursue this option.

Within the Draft EIR and Alternatives section, statements are made that the soft-story seismic retrofit requirements only applies to the south wing on the building, and does not affect the east, north or west wings of the building. While additional structural deficiencies may be needed to be addressed, there is no limitation to completing this scope. This demonstrates the required work is isolated and therefore can be effectively addressed to meet the City's order to comply without calling for the demolition of the Barry Building.

⁴ City of Los Angeles, Department of Building and Safety, https://www.ladbs.org/docs/default-source/publications/misc-publications/soft-story-compliance-report.pdf?sfvrsn=bbe9f553_144



V. Retrofit Strategies Presented Appear Inflated and No Economic Analysis of the Phase I Minimum Required Retrofit is Presented

A critical aspect in the Statement of Overriding Consideration pertains to the economic feasibility of the project. The determination relies on a CBRE pro forma analysis of Alternative 2, which assigned a market value of \$11,361,308 but an anticipated construction cost of \$17,024,961, resulting in a negative value of \$5,663,653⁵. The detailed cost estimate contains work items that go above and beyond most typical retrofit and tenant improvement projects, and inflate the overall costs beyond reasonable expectations or similarly-scoped projects and comparable buildings.

Due to the Barry Building's status as a Historic-Cultural Monument, the building is eligible to use the State Historic Building Code, which allows considerable flexibility for many of these items through alternative compliance. The majority of the costs in the estimate are *elective* costs that go above and beyond what would be required. These costs include \$646,827 for an accessible path, \$216,390 for stain and balcony railings, \$1,086,133 for elevators, and \$209,302 to widen all tenant doorways.⁶ These added items appear to be used to "pad" the overall costs to attempt to demonstrate infeasibility.

These estimates were duly scrutinized by members of the Cultural Heritage Commission at the September 5, 2024 review of the project. Two of the Commissioners who are licensed architects spoke about the inflated costs, with Commissioner Richard Barron initiating the discussion:

Hi, Richard Barron. I'm an architect. And during my practice I retrofitted at least three buildings similar to this. This is a two story wood frame building. It's not complicated. It's relatively easy to put in some sheer walls, put in a steel frame, and there you go.

So I don't know where you're getting all your information. I think your sort of overkill in terms of the dramatics of it. But my experience has been that this is not a difficult building to retrofit. It's rather easy. We're not talking about an unreinforced masonry building. We're talking about a wood stud and stucco box. It's extremely easy to retrofit.⁷

⁵ Barry Building Land Residual Analysis, CBRE Brokerage, March 2023.

⁶ Revised Cost Estimate, Hill International, June 27, 2024.

⁷ Cultural Heritage Commission, Agenda Item 4, September 5, 2024.



Commission Chair Barry Milofsky echoed this concerns shortly after, remarking, “But I think my first response when you discuss the extent of seismic work required was to turn to Richard and go, it's just some sheer walls.”

The Cultural Heritage Commission comments are accurate, whereby focusing on the necessary retrofits significantly reduces the cost of the project. As noted previously, only the southern wing of the building must be retrofitted to meet the Los Angeles City Soft Story Ordinance (Ordinance No. 183893). This limited scope requires only the addition of two two-story shear walls (\$391,911), steel moment frames (\$575,592), and roof replacement above the southern wing (\$464,134). This cost of \$1,431,631, or slightly over \$1.6 million with a 15% contingency, and is the only required work to obtain compliance.⁸

CBRE’s pro forma did not evaluate this Phase I Soft Story Retrofit, also included as Alternative 1 in the EIR. Failing to do so does not give LADBS enough information to deem this approach and the Project infeasible. There is not substantial evidence in the EIR record for LADBS to make this finding.

VI. Identified alternatives to the proposed demolition of the Barry Building must be selected, including Alternative 2, the environmentally superior alternative

Demolition of the Barry Building without a replacement project is a blatant violation of CEQA. The proposed project is unnecessary and used as 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, when an environmentally superior alternative is viable and available. As with the previous project proposed through the Green Hollow Square Project, a preservation alternative remains feasible for the applicant. Such an alternative works in tandem with new development. Historic Preservation and new development are not mutually exclusive. Successful preservation for the Barry Building is a “win-win” solution whereby the historic building can be rehabilitated and sensitive new development may occur on the vacant portion of the parcel.

The Draft EIR identifies Preservation Alternative 2 as the environmentally superior alternative. It would meet both of the project objectives and comply with the City’s soft-story seismic retrofit ordinance(s), which includes complying with the requirements under LAMC Section 91.9305.2

⁸ Revised Cost Estimate, Hill International, June 27, 2024.



and abate fire, loitering, vandalism, and other public safety hazards associated with structural defects and current vacancy of the Barry Building. The Draft EIR specifically states:

Alternative 2 would not conflict with policies related to historic preservation, as Alternative 2 involves the preservation of the existing building and would not affect the historic significance of this building with the recommendations provided by Historic Resources Group (in the memo contained in Appendix H-7 of this Draft EIR). Therefore, Alternative 2's impacts with respect to land use and planning would be less than significant, and less than the Project's significant and unavoidable land use impact.

The Draft EIR also explicitly states it is not analyzing the economic feasibility of Alternative 2, therefore any claims by the owners and their representatives of infeasibility are not a part of this environmental review process. Any findings of infeasibility, and reliance of by the LADBS in its decision-making process must be verified by substantial evidence and made available to the public.

A key policy under the California Environmental Quality Act (CEQA) is the lead agency's duty to "take all action necessary to provide the people of this state with historic environmental qualities and preserve for future generations examples of major periods of California history."⁹ 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."¹⁰ The fact that an environmentally superior alternative may be more costly or fails to meet all project objectives does not necessarily render it infeasible under CEQA.¹¹ Reasonable alternatives must be considered "even if they substantially impede the project or are more costly."¹² Likewise, findings of alternative feasibility or infeasibility must be supported by substantial evidence.¹³

⁹ Public Resource Code, Sec. 21001 (b), (c).

¹⁰ *Sierra Club v. Gilroy City Council* (1990) 222 Cal.App.3d 30, 41; also see Public Resources Code §§ 21002, 21002.1.

¹¹ Guideline § 15126.6(a).

¹² *San Bernardino Valley Audubon Soc'y v. County of San Bernardino* (1984), 155 Cal.App.3d 738, 750; Guideline § 15126(d)(1).

¹³ Public Resources Code § 21081.5.



VII. Conclusion

As we have consistently stated throughout the environmental review and appeal process, the Conservancy strongly opposes the demolition of the historic Barry Building HCM #887. The proposed demolition with no replacement project is an attempt to circumvent CEQA law and therefore must be denied by the lead agency. The owners and representatives have stated in public meetings that they intend to market the property for redevelopment once the Barry Building is demolished, again demonstrating a piecemeal approach that requires environmental review and necessary efforts to lessen impacts. For nearly fifteen years the Conservancy has advocated for “win-win” solutions for the Barry Building and we remain committed to this outcome.

Preservation Alternative 2 is the environmentally superior alternative and the City, as the lead agency, must select this as it meets project objectives and overall impacts would be less than significant, and less than the project’s significant and unavoidable land use impact. Preservation Alternative 1 also appears viable as the most cost effective approach, and would address the noncompliance with the soft story ordinance. The proposed demolition of the Barry Building is unnecessary and unwarranted, as demonstrated in the Draft EIR, and will create a harmful precedent for historic buildings in Los Angeles. Further, there is substantive evidence in the record that calls into question the accuracy of cost estimates and their reliance by the applicant/owner seeking approval to demolish a designated historic building.

Otherwise such a precedent undermines all efforts of the Office of Historic Resources and the City’s historic preservation program, and actually reward owners that intentionally neglect their properties (demolition by neglect) and make them a nuisance to adjacent neighbors and the entire community. This action also appears to be also in conflict with Council File No: 17-0226-S1 regarding "Unpermitted Remodels, Additions and Demolitions of Buildings / Monetary Penalties" which is pressing for stronger demolition deterrents and greatly needed. The City should also not be approving demolitions until an approved and proposed project is ready to proceed; otherwise we will likely be left with empty lots citywide where nothing occurs, creating a new type of nuisance.

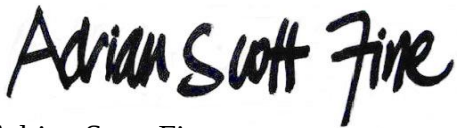
The Conservancy respectfully asks that the City Council to uphold Angelenos for Historic Preservation’s appeal, sets aside the Statement of Overriding Considerations, and follow the recommendations of the Office of Historic Resources staff and the Cultural Heritage Commission.



About the Los Angeles Conservancy:

The Los Angeles Conservancy is the largest local historic preservation organization in the United States, with nearly 5,000 member households throughout the Los Angeles area. Established in 1978, the Conservancy works to preserve and revitalize the significant architectural and cultural heritage of Los Angeles County through advocacy and education.

Sincerely,

A handwritten signature in black ink that reads "Adrian Scott Fine". The script is fluid and cursive, with the first name "Adrian" being the most prominent.

Adrian Scott Fine
President & CEO



Communication from Public

Name:

Date Submitted: 03/03/2026 07:20 PM

Council File No: 25-1518

Comments for Public Posting: Please add document "2026-03-03_ZKB_RE_Formal Submittal of Video Evidence_Updated" to Council File 2025-1518.

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

March 3, 2026

VIA Online Portal Only

Los Angeles City Council
City Clerk's Office
Los Angeles City Hall
200 N. Spring Street, Room 340
Los Angeles, CA 90012

Subject: UPDATED

Submission of Video Evidence for the CEQA
Administrative Record

Council File No. 25-1518
Case No. ENV-2019-6645-EIR-1A
Barry Building Demolition Project

To the Los Angeles City Clerk and City Council:

In accordance with California Public Resources Code Section 21167.6, please find the following video recordings submitted for immediate inclusion in the formal Administrative Record for the Barry Building (11973-11975 West San Vicente Boulevard).

These recordings constitute essential testimonial and documentary evidence regarding the historical integrity of HCM #887 and the environmental impacts of the proposed demolition. I submit these to ensure a complete and accurate record of the proceedings for the City Council's final determination.

1. Cultural Heritage Commission (CHC) Hearing

- **Date:** September 5, 2024
- **Agenda Item:** 4 (HCM #887)
- **Significance:** Primary record of the Commission's expert findings on the architectural integrity of the monument.
- **Dropbox Link:**
[https://www.dropbox.com/scl/fi/gyv2flhnmaab2nccfhrv/1.-2024-09-05 CHC-Hearing Barry-Bldg with-city-audio.mp4?rlkey=5ygn7nbhw2kzfn79bxurflllee&st=9rcyfi9y&dl=0](https://www.dropbox.com/scl/fi/gyv2flhnmaab2nccfhrv/1.-2024-09-05%20CHC-Hearing%20Barry-Bldg%20with-city-audio.mp4?rlkey=5ygn7nbhw2kzfn79bxurflllee&st=9rcyfi9y&dl=0)
- **YouTube Link:** <https://youtu.be/QISOSxOuakw>

2. Board of Building and Safety Commissioners (BBSC) Hearing

- **Date:** November 18, 2025
- **Board File No:** 250851
- **Significance:** Critical evidence of technical and structural assessments presented during the public hearing.
- **Dropbox Link:** <https://www.dropbox.com/scl/fi/v4st0kg6n9pmnlr93u4y6/2.-2025-11-18 LADBS-BBSC-Hearing Barry-Bldg with-city-audio.mp4?rlkey=8s2q5s3jiv44yfiu28pe1w8rl&st=2wyltf8l&dl=0>
- **YouTube Link:** <https://youtu.be/Z28RWxbHrvk>

3. Planning and Land Use Management (PLUM) Committee Hearing

- **Date:** February 24, 2026
- **Agenda Item:** 10
- **Significance:** Record of the Committee proceedings, public testimony, and the recommendation made regarding the Environmental Impact Report (EIR) and demolition appeal.
- **Dropbox Link, 1 of 4:**
<https://www.dropbox.com/scl/fi/6qijbqaing368ldban3fx/3.-2026-02-24 LA-City-PLUM-Hearing Item-10.MP4?rlkey=47lg4omc9y70184lvv9x5vmdu&st=slq9q618&dl=0>
- **Dropbox Link, 2 of 4:**
<https://www.dropbox.com/scl/fi/kl8e050djhxdld5wung4g/4.-2026-02-24 LA-City-PLUM-Hearing Public-Comments-multi-items-and-others-incl.-Item-10.MP4?rlkey=5rijefe6mwkw9nijayypfy6fx&st=wue5z06g&dl=0>
- **Dropbox Link, 3 of 4:**
<https://www.dropbox.com/scl/fi/o20fp0tar01vzjxnkdmsz/5.-2026-02-24 LA-City-PLUM-Hearing Public-Comments-multi-items-LA-Conservancy.mp4?rlkey=x61swxy1c6hhvuddnb6inkg2o&st=sws68a0m&dl=0>
- **Dropbox Link, 4 of 4:**
<https://www.dropbox.com/scl/fi/17jlrbtstddc2w7jd8uig1/6.-2024-02-24 LA-City-PLUM-Hearing Item-10-with-City-Audio.mp4?rlkey=qsi0or12atzrn4kxpypph3ehp&st=axiae1mm&dl=0>
- **YouTube Link, 1 of 2:** <https://youtu.be/H7HIDquXMpQ>
- **YouTube Link, 2 of 2:** <https://youtu.be/AWULjrfrpSgM>

CF 25-1518
Public Comment Letter
Video Evidence
03-03-2026

I respectfully request that the City Clerk confirm receipt and verify that these links are active and accessible within the electronic record for Council File No. 25-1518.

Sincerely,
Sieglinde Kruse Blue
Sieglinde Kruse Blue

Communication from Public

Name:

Date Submitted: 03/03/2026 09:25 PM

Council File No: 25-1518

Comments for Public Posting: Please add document "2026-03-03_Email to LA City Council re. 03-04-2026 LA City Council Meeting, Agenda Item 8.pdf" to Council File 25-1518.

RE: 03-04-2026 LA City Council Meeting, Agenda Item 8 - A Dangerous Precedent: The Barry Building vs. The "Rule of 15"

From: Ziggy Kruse (ziggykruse2005@yahoo.com)

To: councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org;
councilmember.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org;
councilmember.padilla@lacity.org; councilmember.rodriquez@lacity.org; marqueece.harris-
dawson@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org;
councilmember.lee@lacity.org; councilmember.soto-martinez@lacity.org; councilmember.jurado@lacity.org;
councilmember.mcosker@lacity.org

Cc: emma.howard@lacity.org; tiffany.zeytounian@lacity.org; elizabeth.ene@lacity.org; mashael.majid@lacity.org;
kristen.pawling@lacity.org; andres.x.sandoval@lacity.org; paola.bassignana@lacity.org;
rachel.brashier@lacity.org; jose.ugarte@lacity.org; hakeem.parke-davis@lacity.org; craig.bullock@lacity.org;
dan.rosales@lacity.org; ted.walker@lacity.org; stephan.galen@lacity.org; alison.mcbeth-
featherstone@lacity.org

Bcc: bob.blue@live.com; ziggykruse2005@yahoo.com

Date: Tuesday, March 3, 2026 at 09:17 PM PST

Dear Los Angeles City Councilmembers,

Today's *Monks and Merrill Show* on KFI AM 640 highlights a troubling double standard in Los Angeles preservation. I urge you to listen to the segment here: [Debate: Shock Decision to Demolish the Barry Building](#).

The contrast is impossible to ignore:

- **The Marilyn Monroe House:** The City is defending its HCM status all the way to Federal Court.
- **The Barry Building:** An HCM whose status the owner never even opposed, yet it is being cleared for the wrecking ball.

Why is the law being upheld for one but ignored for the other?

By allowing this demolition, the Council is setting a dangerous city-wide precedent. If infeasibility is accepted as a shortcut to bypass HCM protections here, you are handing a roadmap to every developer in Los Angeles to dismantle our history piece by piece.

We ask that you look past the "Rule of 15" and vote with your conscience. Do not allow a single council district's preference to jeopardize the integrity of our entire Historic-Cultural Monument system.

Sincerely,
Ziggy Kruse Blue

Communication from Public

Name:

Date Submitted: 03/03/2026 08:08 PM

Council File No: 25-1518

Comments for Public Posting: Please add document "2026-03-03_ZKB_RE_Formal Submittal of AUDIO link.pdf" to Council File 2025-1518.

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

March 3, 2026

VIA Online Portal Only

Los Angeles City Council
City Clerk's Office
Los Angeles City Hall
200 N. Spring Street, Room 340
Los Angeles, CA 90012

Subject: UPDATED
Submission of Video Evidence for the CEQA
Administrative Record

Council File No. 25-1518
Case No. ENV-2019-6645-EIR-1A
Barry Building Demolition Project

To the Los Angeles City Clerk and City Council:

In accordance with California Public Resources Code Section 21167.6, please find the following recording submitted for immediate inclusion in the Administrative Record for the Barry Building (11973-11975 West San Vicente Boulevard).

This recording involves a detailed discussion regarding the historical integrity of HCM #887 and the environmental impacts of the proposed demolition. I submit this to ensure a complete and accurate record for the City Council's final determination:

KFI AM 640 - Discussion on the Barry Building (featuring Bob Blue), recorded on 03-03-2026 in Burbank, CA:

<https://kfiam640.iheart.com/content/2026-02-26-monks-merrill-debate-shock-decision-to-demolish-the-barry-building/>

I respectfully request that the City Clerk confirm receipt and verify that the link is active and accessible within the electronic record for Council File No. 25-1518.

Sincerely,
Sieglinde Kruse Blue
Sieglinde Kruse Blue

Communication from Public

Name: Channel Law Group, LLP - Appellant Representative
Date Submitted: 03/03/2026 04:38 PM
Council File No: 25-1518
Comments for Public Posting: Please see the attached letter.

Channel Law Group, LLP

8383 Wilshire Blvd.
Suite 750
Beverly Hills, CA 90211

Phone: (310) 347-0050
Fax: (323) 723-3960
www.channellawgroup.com

JULIAN K. QUATTLEBAUM, III
JAMIE T. HALL *
CHARLES J. McLURKIN
GREGORY T. WITTMANN

Writer's Direct Line: (310) 982-1760
jamie.hall@channellawgroup.com

*ALSO Admitted in Texas

March 3, 2026

VIA E-MAIL AND ELECTRONIC UPLOAD

Los Angeles City Council
200 North Spring Street
City Hall - Room 395
Los Angeles, CA 90012
Clerk.CPS@lacity.org

Re: Demand to Cure and Correct Violations of the Brown Act and Objections Based on Violations of Procedural Due Process; February 24, 2026 Planning and Land Use Management (PLUM) Committee Meeting [Agenda Item 10]; Project: 11973-11975 West San Vicente Blvd. (Demolition of the Barry Building); Council File No. 25-1518; ENV-2019-6645-EIR; Demand to Cease and Desist Under Govt. Code § 54960.2

Dear Council President Marqueece Harris-Dawson and Members of the Los Angeles City Council:

This firm represents Angelenos for Historic Preservation ("Appellant") with regard to the proposed demolition of the Barry Building located at 11973-11975 West San Vicente Blvd, Los Angeles, CA 90049 ("Project").

On behalf of the Appellant, this firm demands, pursuant to Government Code § 54960.1, that the City cure and correct violations of the Brown Act (Govt. Code §§ 54950, et seq.) and hereby objects to the proceedings based on significant violations of Procedural Due Process. We demand that the City nullify the actions taken on February 24, 2026, by the Planning and Land Use Management ("PLUM") Committee regarding Agenda Item 10 and conduct a new meeting in accordance with its duties under Government Code §§ 54952.2 and 54953.

I. BROWN ACT PROHIBITION ON SERIAL MEETINGS

The Brown Act requires that "[a]ll meetings of the legislative body of a local agency shall be open and public" (§ 54953) and prohibits the use of serial meetings to discuss or deliberate on any item of business (§ 54952.2, subd. (b)(1)). While the Act permits deputies to provide

information, it absolutely and strictly forbids any sharing of individual Councilmember comments or positions about items of business outside of public view, as this is fundamentally inconsistent with the Act's goal of ensuring deliberations are conducted in public.

II. UNLAWFUL SERIAL MEETING IN VIOLATION OF THE BROWN ACT

The City violates the Brown Act when staff and planning deputies share the comments or positions of other City Councilmembers with PLUM Committee members. Evidence of this practice was manifest on February 12, 2026, when representatives of the Appellant participated in a "Google Meet" video meeting with Hakeem Parke-Davis, Planning Deputy for Council District 10. During this discussion, Mr. Parke-Davis referred to a pre-PLUM meeting.

Serial communications among three or more members involve a majority of the PLUM Committee and constitute a violation. Appellant is informed and believes that the comments and positions of a majority of the Committee were shared on this item prior to the February 24, 2026 PLUM meeting. In so doing, the City robs the Appellant and the public of the public deliberation required by the Brown Act.

III. VIOLATION OF PROCEDURAL DUE PROCESS: FAILURE TO HEAR

In a quasi-judicial proceeding such as a land-use appeal, the City is constitutionally required to provide a fair hearing before an impartial and attentive decision-maker. A fundamental principle of due process is that "he who decides must hear."

At the start of the February 24, 2026 PLUM Committee meeting, only three committee members were present: Robert (Bob) Blumenfield, Adrin Nazarian, and Nithya Raman. Throughout the proceedings, the Committee failed to maintain the presence required for a fair hearing.

The integrity of the hearing was compromised by frequent absences from the dais. Councilmember Adrin Nazarian exited the proceedings on several occasions, including to take a phone call.

During a period without a functional quorum, Councilmember Nithya Raman vacated her assigned seat and sat in the **chair adjacent to the Committee Chair (the seat typically occupied by Councilmember Nazarian)**. In this capacity, she engaged in a **face-to-face conversation with the Committee Chair just prior to and during** the public comment provided by an advocate identifying **himself** as an indigenous person. (Video link at 0:25:50: https://www.dropbox.com/scl/fi/rhoxm58t3hoq4vzjybzsf/MVI_0005-Andre-Campbell.MP4?rlkey=4wgzq7ehxwemr3ntswiws8kl1d&st=cbqy0s6o&dl=0).

The physical absence and inattentiveness of the decision-makers during the presentation of evidence and public testimony constitute a violation of the Appellant's right to a fair hearing and their rights under California Code of Civil Procedure section 1094.5.

IV. DEMAND TO CURE AND CORRECT

My client demands that the Los Angeles City Council cure and correct the February 24, 2026, violations. To do so, the City must commit in writing to the following:

1. Rescind the actions taken in denying the CEQA appeal for the Barry Building (Item No. 10).
2. In the interest of transparency, a new public meeting is required to disclose all communications and positions established by committee member staff during their private sessions prior to the PLUM hearing.
3. Ensure a quorum of the Committee is present and attentive on the dais for the entirety of the renewed hearing.

V. DEMAND TO CEASE AND DESIST PATTERN AND PRACTICE

Pursuant to Government Code § 54960.2, we invoke the Brown Act's cease and desist procedure. The pattern and practice of City Council members sharing comments or positions through staff, whereby a majority of the Council discuss or deliberate on business, must be restrained. Unless the City issues a written response in compliance with Government Code section 54960.2(c), these violations are likely to recur.

All rights to enforce the City's mandatory duties are reserved

Thank you for your consideration of this matter. I may be contacted at jamie.hall@channellawgroup.com if you have any questions, comments or concerns.

Sincerely,



Jamie T. Hall

Cc: Patrice Lattimore, City Clerk (Patrice.Lattimore@lacity.org)
PLUM Committee Clerk (Clerk.PLUMCommittee@lacity.org)
Hydee Feldstein Soto, City Attorney (hydee.feldsteinsoto@lacity.org)

Communication from Public

Name: Channel Law Group, LLP - Appellant Representative
Date Submitted: 03/03/2026 04:39 PM
Council File No: 25-1518
Comments for Public Posting: Please see the attached letter.

Channel Law Group, LLP

8383 Wilshire Blvd.
Suite 750
Beverly Hills, CA 90211

Phone: (310) 347-0050
Fax: (323) 723-3960
www.channellawgroup.com

JULIAN K. QUATTLEBAUM, III
JAMIE T. HALL *
CHARLES J. McLURKIN
GREGORY T. WITTMANN

Writer's Direct Line: (310) 982-1760
jamie.hall@channellawgroup.com

*ALSO Admitted in Texas

March 3, 2026

VIA E-MAIL AND ELECTRONIC UPLOAD

Los Angeles Department of City Planning
Custodian of Records
221 N Figueroa St., Room 1450
Los Angeles, CA 90012
planning.custodianofrecords@lacity.org

Re: Objection to Delay Re: Public Records Act Request – Barry Building (HCM #887) Case No: ENV-2019-6645-EIR-1A; Council File No. 25-1518 (“Project”)

Dear Custodian of Records:

This firm represents Angelenos for Historic Preservation. We formally object to the Department of City Planning's ("the Department") continued and excessive delay in responding to the California Public Records Act ("CPRA") request originally submitted on February 2, 2026.

I. PROCEDURAL TIMELINE OF OBSTRUCTION

The timeline of this request demonstrates a pattern of administrative delay rather than the prompt disclosure required by law:

- **February 2, 2026:** Original request submitted for records spanning from July 1, 2024, to the present. [Attachment A]
- **February 2, 2026:** My client clarified the scope of request. [Attachment B]
- **February 5, 2026:** Chief Clerk Beatrice Pacheco requested a narrowed scope to accommodate production in a shorter duration. [Attachment C]
- **February 6, 2026:** My client refined the scope as requested, explicitly stating: *“We are specifically looking for emails, Google Chats, and any associated attachments*

(all in electronic form). This search should include both internal City communications and external correspondence.” [Attachment D]

- **February 6, 2026:** Chief Clerk Beatrice Pacheco acknowledged receipt of clarifications. [Attachment E]
- **February 12, 2026:** The Department issued an extension notice citing "unusual circumstances" (Govt. Code § 7922.535). [Attachment F]
- **February 12, 2026:** Formal Challenge submitted by Bob Blue, putting the City on notice that the delay effectively suppressed evidence needed for the upcoming Planning and Land Use Management (“PLUM”) Committee hearing. [Attachment G]
- **February 26, 2026:** The Department issued a second letter, stating records would not even *begin* to be produced until March 13, 2026. [Attachment H]

II. EVIDENCE OF MATERIAL PREJUDICE AND BAD FAITH DELAY

The Department’s actions have resulted in material prejudice to our client and the public interest. Despite our client’s good-faith cooperation to narrow the scope for a shorter duration, the Department utilized that cooperation to further delay production until after the February 24, 2026, PLUM Committee hearing.

Furthermore, the Department’s latest production date of March 13, 2026, ensures that our client is now prevented from presenting critical evidence to the City Council prior to its scheduled action on this project on March 4, 2026. This continued delay is a direct interference with the public’s right to participate in the California Environmental Quality Act (“CEQA”) appeal process.

As a result, our client has been irreparably prejudiced because:

1. **Suppression of Evidence:** Our client was denied the ability to present relevant internal communications to the PLUM Committee and is now being blocked from presenting them to the full City Council.
2. **Violation of SB 131:** Our client remains unable to transmit internal agency communications to the City Council prior to action on the project, a right protected to ensure legislative bodies act on a complete and transparent record.
3. **Constructive Denial:** By setting a start date for production *after* the final City Council vote, the Department has issued a constructive denial of access.

III. FINAL DEMAND AND INCLUSION IN ADMINISTRATIVE RECORD

The Department's reliance on "unusual circumstances" is a pretext for administrative backlog. Under Govt. Code § 7922.500, an agency may not use internal queues to obstruct the inspection of public records.

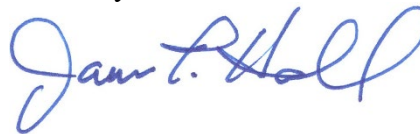
My client demands that the Department immediately release all electronic communications, including all emails, Google Chats, and associated attachments (both internal and external), identified in the original February 2, 2026, scope.

Furthermore, my client demands the City's express agreement that all records produced in response to this CPRA request, as well as the Department's correspondence regarding these delays, be included in the final Administrative Record for the Barry Building project.

If these records are not immediately produced, my client will proceed with legal remedies to compel disclosure and seek recovery of all associated costs and attorney fees under Govt. Code § 7923.115.

Thank you for your consideration of this matter. I may be contacted at jamie.hall@channellawgroup.com if you have any questions, comments or concerns.

Sincerely,



Jamie T. Hall

Encls.: Attachments A – H

Cc: Kathryn Phelan (kathryn.phelan@lacity.org)
Kenneth Fong (kenneth.fong@lacity.org)
Hydee Feldstein-Soto (hydee.feldsteinsoto@lacity.org)

ATTACHMENT

A

2026-02-02_Email from Milena Zasadzien
(Principal Planner)

PRA request

From Milena Zasadzien <milena.zasadzien@lacity.org>

Date Mon 2/2/2026 1:03 PM

To Beatrice Pacheco <beatrice.pacheco@lacity.org>; Ziggy Kruse <ziggykruse2005@yahoo.com>; Bob Blue <bob.blue@live.com>

Hi Beatrice,

Today Ziggy Kruse and Bob Blue came into the office to review a file related to the Barry Building (11793 San Vicente Boulevard Project - ENV-2019-6645-EIR), and verbally requested a PRA for all email and chat communications related to the project.

To ensure we have clarity on the request, I'm adding them here to this email to confirm the request:

Date range: July 1, 2024 until present

Search: Barry, Barry Building, 11793 San Vicente, ENV-2019-6645-EIR

Request: Email, Google Chat Communications

Ziggy and Bob - can you please confirm that this is correct so that we can assist you accordingly?

Appreciate it,

Milena



Milena Zasadzien

Principal City Planner, Major Projects

Los Angeles City Planning

221 N. Figueroa Street, Suite 1350

Los Angeles, CA 90012

milena.zasadzien@lacity.org

T: 213.847.3636 | Planning4LA.org



Effective February 23, 2026: Updated fee rates will apply to all City Planning filings and clearance requests per [Ordinance No. 188796](#). Please visit our [Fee Estimator page](#) to review the updated fee schedules. Applicants should plan for new filings accordingly.

ATTACHMENT

B

2026-02-02_Email from Bob Blue to Milena
Zasadzien clarifying scope of CPRA request

Re: PRA request

From Bob Blue <bob.blue@live.com>

Date Mon 2/2/2026 3:56 PM

To Milena Zasadzien <milena.zasadzien@lacity.org>; Beatrice Pacheco <beatrice.pacheco@lacity.org>; Ziggy Kruse <ziggykruse2005@yahoo.com>

Hello Milena,

Thank you very much for meeting with us today.

Regarding the request, everything is correct, except we mentioned any associated attachments:

Date range: July 1, 2024 until present

Search: Barry, Barry Building, 11793 San Vicente, ENV-2019-6645-EIR

Request: Email, Google Chat Communications, **and associated attachments.**

Your help is very much appreciated.

Thank you,
Bob & Ziggy

From: Milena Zasadzien <milena.zasadzien@lacity.org>

Sent: Monday, February 2, 2026 1:02 PM

To: Beatrice Pacheco <beatrice.pacheco@lacity.org>; Ziggy Kruse <ziggykruse2005@yahoo.com>; Bob Blue <bob.blue@live.com>

Subject: PRA request

Hi Beatrice,

Today Ziggy Kruse and Bob Blue came into the office to review a file related to the Barry Building (11793 San Vicente Boulevard Project - ENV-2019-6645-EIR), and verbally requested a PRA for all email and chat communications related to the project.

To ensure we have clarity on the request, I'm adding them here to this email to confirm the request:

Date range: July 1, 2024 until present

Search: Barry, Barry Building, 11793 San Vicente, ENV-2019-6645-EIR

Request: Email, Google Chat Communications

Ziggy and Bob - can you please confirm that this is correct so that we can assist you accordingly?

Appreciate it,
Milena



Milena Zasadzien

Principal City Planner, Major Projects

Los Angeles City Planning

221 N. Figueroa Street, Suite 1350

Los Angeles, CA 90012

milena.zasadzien@lacity.org

T: 213.847.3636 | Planning4LA.org



Effective February 23, 2026: Updated fee rates will apply to all City Planning filings and clearance requests per [Ordinance No. 188796](#). Please visit our [Fee Estimator page](#) to review the updated fee schedules. Applicants should plan for new filings accordingly.

ATTACHMENT

C

2026-02-05_Email from Beatric Pacheco to Bob
Blue Asking a shorter duration, etc

Re: PRA request

From Beatrice Pacheco <beatrice.pacheco@lacity.org>

Date Thu 2/5/2026 11:24 AM

To Bob Blue <bob.blue@live.com>

Cc Milena Zasadzien <milena.zasadzien@lacity.org>; Ziggy Kruse <ziggykruse2005@yahoo.com>; Planning Custodian of Records <planning.custodianofrecords@lacity.org>

Good morning, Mr. Blue:

We need to advise you that the amount of time it would take for staff to produce two years worth of records would take some time likely beyond the appeal date, that said, we can accommodate more specific records requests in a shorter duration if that's something you are amenable to. Would you be able to specify a date range, recipients, topics, etc.?

Please advise.

Thank you.



Beatrice Pacheco, Chief Clerk
Department of City Planning

T: (213) 847-3732

221 N. Figueroa St., Room 1450

Los Angeles, CA 90012



On Tue, Feb 3, 2026 at 8:00 AM Beatrice Pacheco <beatrice.pacheco@lacity.org> wrote:

Your request was received yesterday, 2/2, our Dept. will respond accordingly.



Beatrice Pacheco, Chief Clerk
Department of City Planning

T: (213) 847-3732

221 N. Figueroa St., Room 1450

Los Angeles, CA 90012



On Mon, Feb 2, 2026 at 3:56 PM Bob Blue <bob.blue@live.com> wrote:

Hello Milena,

Thank you very much for meeting with us today.

Regarding the request, everything is correct, except we mentioned any associated attachments:

Date range: July 1, 2024 until present

Search: Barry, Barry Building, 11793 San Vicente, ENV-2019-6645-EIR

Request: Email, Google Chat Communications, **and associated attachments.**

Your help is very much appreciated.

Thank you,
Bob & Ziggy

From: Milena Zasadzien <milena.zasadzien@lacity.org>

Sent: Monday, February 2, 2026 1:02 PM

To: Beatrice Pacheco <beatrice.pacheco@lacity.org>; Ziggy Kruse <ziggykruse2005@yahoo.com>; Bob Blue <bob.blue@live.com>

Subject: PRA request

Hi Beatrice,

Today Ziggy Kruse and Bob Blue came into the office to review a file related to the Barry Building (11793 San Vicente Boulevard Project - ENV-2019-6645-EIR), and verbally requested a PRA for all email and chat communications related to the project.

To ensure we have clarity on the request, I'm adding them here to this email to confirm the request:

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Search: Barry, Barry Building, 11793 San Vicente, ENV-2019-6645-EIR

Request: Email, Google Chat Communications

Ziggy and Bob - can you please confirm that this is correct so that we can assist you accordingly?

Appreciate it,
Milena



Milena Zasadzien

Principal City Planner, Major Projects

Los Angeles City Planning

221 N. Figueroa Street, Suite 1350

Los Angeles, CA 90012

milena.zasadzien@lacity.org

T: 213.847.3636 | Planning4LA.org



ATTACHMENT D

2026-02-06_Email from Bob Blue to Beatrice
Pacheco redefining scope per her request

Re: PRA request

From Bob Blue <bob.blue@live.com>

Date Fri 2/6/2026 12:43 PM

To Beatrice Pacheco <beatrice.pacheco@lacity.org>

Cc Milena Zasadzien <milena.zasadzien@lacity.org>; Ziggy Kruse <ziggykruse2005@yahoo.com>; Planning Custodian of Records <planning.custodianofrecords@lacity.org>

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We suggest using the following keywords with a Boolean .OR. operator to capture relevant documents:

- 11973
- 11973 San Vicente
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4. Rolling Production

To further assist your team, we are more than happy to accept a rolling production. As documents become available, please feel free to send them over rather than waiting for the entire set to be compiled.

We hope that utilizing the ITA's existing infrastructure for this electronic search will significantly expedite the process. If you have any questions or if there is anything we can clarify to make this easier for your office, please don't hesitate to reach out. We are happy to work with you to ensure this goes smoothly.

Thank you,
Bob

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Sent: Thursday, February 5, 2026 11:24 AM

To: Bob Blue <bob.blue@live.com>

Cc: Milena Zasadzien <milena.zasadzien@lacity.org>; Ziggy Kruse <ziggykruse2005@yahoo.com>; Planning Custodian of Records <planning.custodianofrecords@lacity.org>

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Please advise.

Thank you.



Beatrice Pacheco, Chief Clerk
Department of City Planning

T: (213) 847-3732

221 N. Figueroa St., Room 1450

Los Angeles, CA 90012



On Tue, Feb 3, 2026 at 8:00 AM Beatrice Pacheco <beatrice.pacheco@lacity.org> wrote:
Your request was received yesterday, 2/2, our Dept. will respond accordingly.



Beatrice Pacheco, Chief Clerk
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LOS ANGELES
CITY PLANNING

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ATTACHMENT E

2026-02-06_Email from Beatrice Pacheco
acknowledging receipt of clarification

Re: PRA request

From Beatrice Pacheco <beatrice.pacheco@lacity.org>

Date Fri 2/6/2026 12:53 PM

To Bob Blue <bob.blue@live.com>

Cc Milena Zasadzien <milena.zasadzien@lacity.org>; Ziggy Kruse <ziggykruse2005@yahoo.com>; Planning Custodian of Records <planning.custodianofrecords@lacity.org>

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ATTACHMENT

F

2026-02-12_Email from Beatrice Pacheco with 1st
Extension Letter

Re: PRA request

From Beatrice Pacheco <beatrice.pacheco@lacity.org>

Date Thu 2/12/2026 2:41 PM

To Bob Blue <bob.blue@live.com>

Cc Ziggy Kruse <ziggykruse2005@yahoo.com>; Planning Custodian of Records
<planning.custodianofrecords@lacity.org>

 1 attachment (210 KB)

PRA Extension - The Barry Building.pdf;

Good afternoon, Mr. Blue:

Attached please find our Extension Letter from the Los Angeles City Planning Department.

Thank you.



Beatrice Pacheco, Chief Clerk
Department of City Planning
T: (213) 847-3732
221 N. Figueroa St., Room 1450
Los Angeles, CA 90012



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DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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CALIFORNIA



KAREN BASS
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EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
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(213) 978-1271

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

CRAIG R. WEBER
DEPUTY DIRECTOR

February 12, 2026

SENT VIA EMAIL TO BOB.BLUE@LIVE.COM, NOT FOLLOWED BY U.S. MAIL

Mr. Blue:

RE: Public Records Act Request For Records Regarding the Barry Building

This letter is in response to your February 2, 2026, email request and subsequent updated request from February 6, 2026, seeking records from the Department of City Planning pursuant to the California Public Records Act (CPRA) regarding the above.

Be advised that this Department finds that “unusual circumstances” exist with respect to the request, as that term is defined in California government code section 7922.535(c). Unusual circumstances exist because of (1) the possible need to search for and collect the records from field facilities or other establishments that are separate from this office, and (2) the possible need to search for, collect, and appropriately examine a voluminous amount of separate and distinct records in order to respond to the request, and (3) the possible need for consultation with another agency having a substantial interest in the determination of the request. See Government Code section 7922 (c)(1), (c)(2), and (c)(3).

We expect to make a determination concerning your request on or before February 26, 2026. If you have any questions, you may reach us at Planning.custodianofrecords@lacity.org. We greatly appreciate your courtesy and cooperation in this matter.

Sincerely,

Beatrice Pacheco

Beatrice Pacheco
Custodian of Records

BP:bp

ATTACHMENT

G

2026-02-12_Email from Bob to Beatrice Formal
Challenge CPRA Extension & Due Process

Re: PRA request - FORMAL CHALLENGE: CPRA Extension & Due Process Violation - The Barry Building, CF #25-1518, Hearing Date: 02/24/2026

From Bob Blue <bob.blue@live.com>

Date Thu 2/12/2026 8:58 PM

To Beatrice Pacheco <beatrice.pacheco@lacity.org>; Planning Custodian of Records <planning.custodianofrecords@lacity.org>

Cc Ziggy Kruse <ziggykruse2005@yahoo.com>; Bob Blue <bob.blue@live.com>; vince.bertoni@lacity.org <vince.bertoni@lacity.org>; Kenneth Fong <kenneth.fong@lacity.org>; Kathryn Phelan <kathryn.phelan@lacity.org>; Hydee Feldstein-Soto <hydee.feldsteinsoto@lacity.org>; candy.rosales@lacity.org <candy.rosales@lacity.org>

SUBJECT: FORMAL CHALLENGE: CPRA Extension & Due Process Violation
- The Barry Building, CF #25-1518, Hearing Date: 02/24/2026

Dear Ms. Pacheco,

This email is in response to your letter dated February 12, 2026, in which the Department of City Planning (DCP) asserts "unusual circumstances" to justify an extension of the determination deadline to February 26, 2026.

We are formally challenging this extension. The delay effectively pushes the production of records beyond the critical PLUM Committee hearing date of February 24, 2026, which impacts our right to due process. Furthermore, the boilerplate justifications provided in your letter do not reflect the actual nature of our refined request.

1. Failure to Account for Reduced Scope

On February 6, 2026, we proactively reduced our scope of work at the City's request to ensure a timely and efficient response. Despite our cooperation in narrowing the date range and providing specific Boolean search terms (e.g., "11973 San Vicente," "Barry Building," "HCM #887"), the City's response remains a "copy and paste" statement that fails to address these modifications.

2. Inapplicability of "Unusual Circumstances"

Under California Government Code section 7922.535(c), the reasons cited by the Department are not applicable to this specific request:

- **Field Facilities/Separate Establishments:** Our request is strictly for electronic records (emails and Google Chats and associated attachments). These records are managed centrally by the City's Information Technology Agency (ITA). There is no need to search physical field facilities or separate establishments.
- **Voluminous Records:** By providing narrow search terms and a refined date range starting September 1, 2024, we have eliminated the "voluminous" nature of the initial request. A streamlined electronic search by ITA on the terms provided is a routine ministerial task, not an exhaustive manual examination.
- **Consultation with Other Agencies:** You have not identified any other agency with a "substantial interest" that would necessitate a delay beyond the statutory 10-day period. ITA acts as a service provider for the search, not a consulting agency on the determination of the records' content.

3. Demand for Rolling Production

As previously stated on February 6, we are willing to accept rolling production. Given the upcoming hearing, we request that you immediately release all records that have already been identified or collected rather than waiting until the proposed February 26 deadline.

We expect the City to fulfill its obligation to provide public access to records in a manner that does not obstruct public participation in upcoming hearings. Please confirm by the end of the day on Friday, February 13, 2026 that you will begin providing records on a rolling basis.

Sincerely,

Bob Blue

From: Beatrice Pacheco <beatrice.pacheco@lacity.org>
Sent: Thursday, February 12, 2026 2:40 PM
To: Bob Blue <bob.blue@live.com>
Cc: Ziggy Kruse <ziggykruse2005@yahoo.com>; Planning Custodian of Records <planning.custodianofrecords@lacity.org>
Subject: Re: PRA request

Good afternoon, Mr. Blue:

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Thank you.



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T: (213) 847-3732
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[Los Angeles, CA 90012](#)

milena.zasadzien@lacity.org

T: 213.847.3636 | Planning4LA.org



Effective February 23, 2026: Updated fee rates will apply to all City Planning filings and clearance requests per [Ordinance No. 188796](#). Please visit our [Fee Estimator page](#) to review the updated fee schedules. Applicants should plan for new filings accordingly.

ATTACHMENT

H

2026-02-26_Email from Beatrice to Bob with
Response Letter 2nd Extension

Re: PRA request

From Beatrice Pacheco <beatrice.pacheco@lacity.org>

Date Thu 2/26/2026 1:15 PM

To Bob Blue <bob.blue@live.com>

Cc Ziggy Kruse <ziggykruse2005@yahoo.com>; Planning Custodian of Records
<planning.custodianofrecords@lacity.org>

 1 attachment (209 KB)

PRA Response - The Barry Building.pdf;

Mr. Blue:

Attached please find our Response letter from the Los Angeles Planning Department.

Thank you.



**Beatrice Pacheco, Chief Clerk
Department of City Planning**

T: (213) 847-3732

221 N. Figueroa St., Room 1450

Los Angeles, CA 90012



On Thu, Feb 12, 2026 at 2:40 PM Beatrice Pacheco <beatrice.pacheco@lacity.org> wrote:

Good afternoon, Mr. Blue:

Attached please find our Extension Letter from the Los Angeles City Planning Department.

Thank you.



**Beatrice Pacheco, Chief Clerk
Department of City Planning**

T: (213) 847-3732

221 N. Figueroa St., Room 1450

Los Angeles, CA 90012



On Fri, Feb 6, 2026 at 12:53 PM Beatrice Pacheco <beatrice.pacheco@lacity.org> wrote:
Thank you for your response. If we need any further clarification, we will let you know.



Beatrice Pacheco, Chief Clerk
Department of City Planning

T: (213) 847-3732
221 N. Figueroa St., Room 1450
Los Angeles, CA 90012



On Fri, Feb 6, 2026 at 12:43 PM Bob Blue <bob.blue@live.com> wrote:

Hello Ms. Pacheco,

Thank you for your assistance with our current CPRA request. We truly appreciate your guidance in helping us refine the scope to ensure the materials can be provided in a timely and efficient manner.

To help expedite the process, we would like to offer the following modifications to our request:

1. Adjusted Date Range

We are narrowing our starting date by two months. Please search for records from September 1, 2024, through the date of fulfillment.

2. Electronic Search Parameters

We believe the City's Information Technology Agency (ITA) should be able to perform a streamlined electronic search of their servers to facilitate this.

We are specifically looking for emails, Google Chats, and any associated attachments (all in electronic form). This search should include both internal City communications and external correspondence.

3. Refined Search Terms

We suggest using the following keywords with a Boolean .OR. operator to capture relevant documents:

- 11973
- 11973 San Vicente

- Barry Building
- HCM #887
- ENV-2019-6645-EIR
- BF # 250851

4. Rolling Production

To further assist your team, we are more than happy to accept a rolling production. As documents become available, please feel free to send them over rather than waiting for the entire set to be compiled.

We hope that utilizing the ITA's existing infrastructure for this electronic search will significantly expedite the process. If you have any questions or if there is anything we can clarify to make this easier for your office, please don't hesitate to reach out. We are happy to work with you to ensure this goes smoothly.

Thank you,
Bob

From: Beatrice Pacheco <beatrice.pacheco@lacity.org>

Sent: Thursday, February 5, 2026 11:24 AM

To: Bob Blue <bob.blue@live.com>

Cc: Milena Zasadzien <milena.zasadzien@lacity.org>; Ziggy Kruse <ziggykruse2005@yahoo.com>; Planning Custodian of Records <planning.custodianofrecords@lacity.org>

Subject: Re: PRA request

Good morning, Mr. Blue:

We need to advise you that the amount of time it would take for staff to produce two years worth of records would take some time likely beyond the appeal date, that said, we can accommodate more specific records requests in a shorter duration if that's something you are amenable to. Would you be able to specify a date range, recipients, topics, etc.?

Please advise.

Thank you.



Beatrice Pacheco, Chief Clerk
Department of City Planning

T: (213) 847-3732

[221 N. Figueroa St., Room 1450](#)
[Los Angeles, CA 90012](#)



On Tue, Feb 3, 2026 at 8:00 AM Beatrice Pacheco <beatrice.pacheco@lacity.org> wrote:
Your request was received yesterday, 2/2, our Dept. will respond accordingly.



Beatrice Pacheco, Chief Clerk
Department of City Planning

T: (213) 847-3732

[221 N. Figueroa St., Room 1450](#)

[Los Angeles, CA 90012](#)



On Mon, Feb 2, 2026 at 3:56 PM Bob Blue <bob.blue@live.com> wrote:
Hello Milena,

Thank you very much for meeting with us today.

Regarding the request, everything is correct, except we mentioned any associated attachments:

Date range: July 1, 2024 until present

Search: Barry, Barry Building, 11793 San Vicente, ENV-2019-6645-EIR

Request: Email, Google Chat Communications, **and associated attachments.**

Your help is very much appreciated.

Thank you,
Bob & Ziggy

From: Milena Zasadzien <milena.zasadzien@lacity.org>

Sent: Monday, February 2, 2026 1:02 PM

To: Beatrice Pacheco <beatrice.pacheco@lacity.org>; Ziggy Kruse <ziggykruse2005@yahoo.com>; Bob Blue <bob.blue@live.com>

Subject: PRA request

Hi Beatrice,

Today Ziggy Kruse and Bob Blue came into the office to review a file related to the Barry Building ([11793 San Vicente Boulevard](#) Project - ENV-2019-6645-EIR), and verbally requested a PRA for all email and chat communications related to the project.

To ensure we have clarity on the request, I'm adding them here to this email to confirm the request:

Date range: July 1, 2024 until present

Search: Barry, Barry Building, 11793 San Vicente, ENV-2019-6645-EIR
Request: Email, Google Chat Communications

Ziggy and Bob - can you please confirm that this is correct so that we can assist you accordingly?

Appreciate it,
Milena



Milena Zasadzien

Principal City Planner, Major Projects

Los Angeles City Planning

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

[Los Angeles, CA 90012](#)

milena.zasadzien@lacity.org

T: 213.847.3636 | Planning4LA.org



E-NEWS

Effective February 23, 2026: Updated fee rates will apply to all City Planning filings and clearance requests per [Ordinance No. 188796](#). Please visit our [Fee Estimator page](#) to review the updated fee schedules. Applicants should plan for new filings accordingly.

DEPARTMENT OF
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February 26, 2026

SENT VIA EMAIL TO BOB.BLUE@LIVE.COM, NOT FOLLOWED BY U.S. MAIL

Mr. Blue:

RE: Public Records Act Request For Records Regarding the Barry Building

This is a follow up to our February 12, 2026, letter and is in response to your February 2, 2026, email request and subsequent updated request from February 6, 2026, seeking records from the Department of City Planning pursuant to the California Public Records Act (CPRA) regarding the above.

Please be advised that this office has made its determination on your request as required by Government Code section 7922.535(a). The Department of City Planning has records responsive to your request.

We will be providing these records on a rolling basis beginning on March 13, 2026. We anticipate the final records will be provided on or before April 27, 2026. This is due to the voluminous number of records that will need to be reviewed prior to being released.

If you have any questions, you may reach us at Planning.custodianofrecords@lacity.org. We greatly appreciate your courtesy and cooperation in this matter.

Sincerely,

Beatrice Pacheco

Beatrice Pacheco
Custodian of Records

BP:bp

Communication from Public

Name:

Date Submitted: 03/03/2026 11:11 PM

Council File No: 25-1518

Comments for Public Posting: Please see attached PDF file titled: "CF 25-1518, Barry Building, Developer Bias in City Planning" written in support of the Appeal for the Barry Building, Agenda Item 8 of the March 4, 2026 Regular City Council Meeting.

VIA ONLINE SUBMITTAL TO COUNCIL FILE NO. 25-1518

DATE: March 4, 2026

TO: The Honorable Members of the Los Angeles City Council

RE: OBJECTION to Statement of Overriding Considerations (SOC) and Developer-Funded Infeasibility Studies | Barry Building (HCM #887) | Council File No. 25-1518

I. THE LEGAL FAILURE OF INDEPENDENT JUDGMENT

We formally object to the City's reliance on a Statement of Overriding Considerations (SOC) that is based solely on financial studies and feasibility reports prepared and paid for by the project applicant's own consultants.

Under the California Environmental Quality Act (CEQA), while a lead agency may use consultant-prepared materials, the agency must independently review and evaluate those documents (PRC Section 21082.1). Relying exclusively on developer-funded data to declare a historic landmark financially infeasible to save constitutes a failure of the City to exercise independent judgment. This creates a "rubber-stamp" process that favors private profit over the public's interest in its designated Historic-Cultural Monuments.

II. ADMINISTRATIVE IRREGULARITY AND THE "PAY-TO-PLAY" CONTEXT

The public's distrust of developer-funded studies is rooted in a documented decade of administrative failures in Los Angeles. The Council must consider this appeal against the backdrop of the following adjudicated and ongoing integrity issues:

Official / Figure	Role / Committee	Status / Key Findings	Relevance to Developer Studies
Jose Huizar	Former PLUM Chair	Federal Conviction	Demonstrated how developer influence can bypass planning standards.
Raymond Chan	Former GM of LADBS	Federal Conviction	Highlighted the lack of "arms-length" distance between City and developers.
John Lee	Current Councilmember and PLUM Committee Member	Max Ethics Fine (2025)	Liable for 10 counts regarding the concealment of developer-funded gifts.
Curren Price	Current Councilmember	Ordered to Trial (2026)	Alleged pay-to-play involving consulting fees paid by developers.

III. LACK OF SUBSTANTIAL EVIDENCE FOR SOC FINDINGS

A Statement of Overriding Considerations must be supported by substantial evidence in the record. A study paid for by the very party that benefits from a

demolition finding is inherently biased. Without an independent, third-party Pro Forma analysis commissioned directly by the City—and paid for by fees that ensure the consultant’s loyalty is to the City, not the applicant—this SOC lacks the evidentiary weight required to legally override the CHC’s recommendation for preservation.

IV. CONCLUSION: THE NEED FOR ACCOUNTABILITY

The City’s current path for the Barry Building mirrors the systemic issues that have plagued Los Angeles land-use for years. Allowing financial infeasibility to be determined by the applicant’s own consultants is not sound planning; it is a surrender of the City's regulatory duty.

We urge the Council to:

1. **Reject the SOC** as it is not based on independent, objective evidence.
2. **Uphold the Appeal** and require a full Environmental Impact Report (EIR) that includes an independent economic feasibility study for adaptive reuse and Restart AB 52 Consultation in light of the substantial evidence of the City's failure to fully engage and weigh evidence by the Tribe at a equal or greater weight than the applicant paid for consultant.
3. **Honor the Public Trust** by prioritizing the preservation of HCM #887 over the discretionary interests of a single developer.



United States
Attorney's Office
Central District of California

PRESS RELEASE

Former Los Angeles Politician José Huizar Sentenced to 13 Years in Federal Prison for Racketeering Conspiracy and Tax Evasion

Friday, January 26, 2024

For Immediate Release

U.S. Attorney's Office, Central District of
California

LOS ANGELES – Former Los Angeles City Councilmember José Luis Huizar was sentenced today to 156 months in federal prison for using his powerful position at City Hall to enrich himself and his associates, as well as for cheating on his taxes.

Huizar, 55, of Boyle Heights, was sentenced by United States District Judge John F. Walter, who also ordered him to pay \$443,905 in restitution to the City of Los Angeles and \$38,792 in restitution to the IRS. Judge Walter ordered Huizar to surrender to federal authorities no later than April 30.

At today's hearing, Judge Walter said public corruption carries "the real potential to destroy the delicate fabric of our democracy" and causes the public "to disengage in the democratic process" and "give up all hope of participating" with the government.

Huizar pleaded guilty in January 2023 to one count of conspiracy to violate the Racketeer Influenced and Corrupt Organizations (RICO) Act and one count of tax evasion. He represented

Council District 14 (CD-14), which includes downtown Los Angeles and its surrounding communities, from 2005 until his resignation in 2020.

“No one is above the law,” said United States Attorney Martin Estrada. “Today’s sentence shows that even a powerful elected official like Huizar will be held accountable for engaging in criminal misconduct. Huizar was elected to serve the interests of the hard-working people of Los Angeles, but he instead served his own personal interests in a long-running, pay-to-play, bribery scheme. Our community deserves better.”

“This years-long investigation uncovered one of the most audacious public corruption cases in this city’s history,” said Donald Alway, the Assistant Director in Charge of the FBI’s Los Angeles Field Office. “This case would not have been possible without the dedication of agents and prosecutors – and importantly – the cooperation of many citizens who were fed up with rampant malfeasance by public officials. Mr. Huizar ignored the needs of his constituents and instead, served his own interests by accepting bribes and a wide assortment of luxury perks from wealthy real estate moguls and others who could afford Huizar’s political favors at the taxpayer’s expense. My hope is that this case brings more citizens forward to the FBI when they suspect corrupt practices and foreign influence.”

For years, Huizar led what prosecutors in court documents called the CD-14 Enterprise, a criminal conspiracy that operated a pay-to-play scheme with three key goals: gain financial enrichment through bribes, maintain Huizar’s political power, and avoid detection by law enforcement.

By leveraging his position as CD-14’s councilmember and chair of the Planning and Land Use Management (PLUM) Committee, which oversaw all major commercial and residential development projects throughout the entire city, Huizar – assisted by others – sought nearly \$2 million worth of benefits in bribes from real estate developers and their proxies.

The benefits ranged from cash bribes, casino gambling chips, prostitution services, political contributions, flights on private jets and commercial airlines, stays at luxury hotels and casinos, expensive meals, tickets to concerts and sporting events, and other things of value. In exchange for these benefits, Huizar used his positions of public office to take official acts and give favorable treatment towards the projects of the paying real estate developers.

Huizar facilitated at least five bribery schemes. In one of the schemes, Huizar solicited \$500,000 in cash for himself and his co-conspirators from developer David Lee in exchange for taking an official act to resolve an appeal by a labor organization against Lee’s project. In another scheme, Huizar accepted more than \$1 million in benefits from billionaire real estate developer, Wei Huang, in exchange for pushing future approvals of the redevelopment of Huang’s hotel into the tallest tower west of the Mississippi.

To maintain his political seat, which was threatened by a sexual harassment lawsuit in 2013, Huizar also schemed to surreptitiously route \$600,000 in the form of collateral from Huang through a foreign shell company, which Huizar used to confidentially settle the lawsuit. Huizar similarly concealed his many other bribes, including by laundering cash through his mother and brother, and by omitting his financial benefits on his tax returns.

When Huizar's final term for the CD-14 Council seat was set to expire in 2020, Huizar pushed his wife, who had never held public office, to run as his successor, then used the CD-14 Enterprise and the pay-to-play scheme to extract campaign contributions that would allow him to maintain political power through her. Instead, Huizar, while he was still in office, was ultimately indicted in July 2020 on the charges in this case, and he resigned from his council and committee positions later that year.

As part of his plea agreement, Huizar also admitted to obstructing justice, including by tampering with two witnesses, and lying to federal prosecutors and federal agents.

In a sentencing memorandum, prosecutors described how Huizar chose "to place his own lust for money and power above the rights and interests of the people he was elected to serve" and "[i]n the wake of his criminal activity...helped gut the public's confidence in the integrity of its local government – and beyond – and eroded a sense of fair play therein."

"Mr. Huizar was entrusted with making decisions in the best interest of Angelenos. Instead, he leveraged his position to enrich himself and his close allies in a mafia-style organization. His greed further emboldened him to hide his criminally gained profits from the IRS, which was a big mistake," said Special Agent in Charge Tyler Hatcher, IRS Criminal Investigation, Los Angeles Field Office. "IRS Criminal Investigation is the best in the world at following the money, and by teaming with our federal partners we will aggressively investigate corruption at every level."

Other defendants charged alongside Huizar in the indictment are:

- [Dae Yong Lee](#), 59, a.k.a. "David Lee," of Bel-Air, a real estate developer who is serving a six-year prison sentence for his convictions for honest services wire fraud, bribery, and falsification of records in a federal investigation.
- 940 Hill LLC, a Lee-controlled Los Angeles-based company, which was convicted of the same crimes as Lee and sentenced in July 2023 to five years of probation, fined \$1.5 million, and ordered to pay the costs of prosecution.
- Wei Huang, 58, of Shenzhen, China, a billionaire real estate developer who is charged with several felonies, has yet to make a court appearance in this case and is a fugitive believed to be in China.
- [Shen Zhen New World I LLC](#), a downtown Los Angeles-based company convicted – through the actions of its owner, Huang – of paying more than \$1 million in bribes to Huizar,

including the \$600,000 sham loan. The company was sentenced in May 2023 to five years of probation, fined \$4 million, and ordered to pay the costs of prosecution.

- [Raymond She Wah Chan](#), 67, of Monterey Park, a former Los Angeles deputy mayor, has pleaded not guilty to charges of RICO conspiracy, bribery, honest services fraud and lying to federal agents. His retrial is scheduled to begin on March 12.

Other defendants in related criminal cases stemming from this corruption matter are:

- [Justin Jangwoo Kim](#), 57, of Mar Vista, a political fundraiser who pleaded guilty in June 2020 to one count of bribery and is scheduled for sentencing on June 21.
- [Morris Roland Goldman](#), 61, of Porter Ranch, a lobbyist who pleaded guilty in September 2020 to one count of conspiracy to commit bribery and honest services fraud and is scheduled for sentencing on July 12.
- [George Chiang](#), 45, of Granada Hills, a real estate development consultant who pleaded guilty in June 2020 to one count of racketeering conspiracy and is scheduled for sentencing on July 19.
- [George Esparza](#), 37, of Boyle Heights, Huizar's former special assistant, who pleaded guilty in July 2020 to one count of racketeering conspiracy and is scheduled for sentencing on July 26.
- [Salvador Huizar](#), 57, of Boyle Heights, José Huizar's brother, who testified as a witness for the prosecution in the Shen Zhen trial and pleaded guilty in October 2022 to a felony charge of making false statements to federal investigators. His sentencing hearing is scheduled for August 2.

The FBI investigated this matter with assistance from IRS Criminal Investigation.

Assistant United States Attorney Mack E. Jenkins, Chief of the Criminal Division, and Assistant United States Attorneys Cassie D. Palmer, Susan S. Har, and Brian R. Faerstein of the Public Corruption and Civil Rights Section, are prosecuting this case.

Any member of the public who has information related to this or any other public corruption matter in the City of Los Angeles is encouraged to send information to the FBI's tip line at tips.fbi.gov or to contact the FBI's Los Angeles Field Office at (310) 477-6565.

Contact

Ciaran McEvoy
Public Information Officer
ciaran.mcevoy@usdoj.gov
(213) 894-4465

Updated January 29, 2024



United States
Attorney's Office
Central District of California

PRESS RELEASE

Former Los Angeles Deputy Mayor Sentenced to 12 Years in Prison for Racketeering Conspiracy that Corrupted City Real Estate Projects

Friday, October 4, 2024

For Immediate Release

U.S. Attorney's Office, Central District of
California

LOS ANGELES – A former deputy mayor and long-time Los Angeles city official was sentenced today to 144 months in federal prison for soliciting and accepting more than \$750,000 in bribe money for himself and facilitating over \$1 million in bribes from property developers to then-Los Angeles City Councilmember José Huizar as part of a long-running pay-to-play racketeering conspiracy at the highest levels of government in Los Angeles.

Raymond She Wah Chan, 68, of Monterey Park, was sentenced by United States District Judge John F. Walter, who also ordered him to pay \$752,457 in restitution to the City of Los Angeles.

At the conclusion of a 12-day trial, a jury on March 27 found Chan guilty of all 12 felony counts for which he was charged: one count of conspiracy to violate the Racketeer Influenced and Corrupt Organizations (RICO) Act, seven counts of honest services wire fraud, three counts of federal program bribery, and one count of making false statements to a federal government agency.

“Chan abused his public office and sought to deepen the corruption of city politics for the benefit of his own business interests,” said United States Attorney Martin Estrada. “Today’s sentence sends a message to the public and City Hall alike that our government should not be for sale and those that undermine our democracy through pay-to-play schemes will be prosecuted to the fullest extent of the law.”

“Today’s sentence serves as a reminder that there are consequences for robbing communities of the honest government services they deserve” said Akil Davis, Assistant Director in Charge of the FBI Los Angeles Field Office. “The harm of public corruption manifests itself not only in financial loss, but also the loss of faith in government and public officials. The FBI will remain laser focused on those who seek to use their personal wealth and influence to facilitate relationships between those willing to pay or accept bribes.”

Chan served for years as the General Manager of the Los Angeles Department of Building and Safety (LADBS) and, later, as the Deputy Mayor of Economic Development from 2016 to 2017. Chan abused both of these high offices and the influence they carried to enrich himself, Huizar, and other public officials within the city.

Huizar, 56, of Boyle Heights, represented Council District 14 (CD-14) on the Los Angeles City Council from 2005 until his resignation in October 2020. CD-14 encompassed downtown Los Angeles and some of its surrounding areas. When downtown Los Angeles was experiencing a huge real estate development boom, Huizar chaired the Planning and Land Use Management (PLUM) Committee, which oversaw all major commercial and residential development projects in the city.

Along with Huizar, Chan helped conceive, lead, and operate the “CD-14 Enterprise,” a criminal racketeering enterprise that exploited the city approval process for large real estate development projects to exact bribes from developers. Chan played a critical role in guiding and ensuring the CD-14 Enterprise’s success, managing the conspiracy through both the powerful public offices he occupied and the private relationships he held with wealthy foreign developers seeking to build in the city. Capitalizing on this unique position, Chan steered nearly \$2 million in financial benefits to himself, Huizar, and other public officials as part of the pay-to-play bribery scheme.

In furtherance of the conspiracy, while he was General Manager of LADBS and then Deputy Mayor, Chan established and directed a secret business partnership with real estate development consultant [George Chiang](#), securing a lucrative real estate consulting agreement with Chinese real estate developer Shenzhen Hazens. As part of that agreement, Chan solicited and accepted hundreds of thousands of dollars in bribes to advise and pressure other city officials, including Huizar, in favor of Hazens’ Luxe Hotel redevelopment project in downtown Los Angeles. When he left city employment, Chan used the consulting business that he had

secretly built to direct bribes to other public officials for the benefit of his private consulting clients.

To help prolong the pay-to-play bribery scheme, Chan also facilitated a \$100,000 campaign contribution commitment from Hazens for Huizar's wife's candidacy to succeed Huizar as CD-14 Councilmember in exchange for Huizar's votes to approve the Luxe Hotel project. Chan also helped facilitate numerous other bribes from Hazens to Huizar, including tens of thousands of dollars in sham real estate consulting fees, concert tickets, China travel expenses, and contributions to Huizar's 2015 campaign debt and alma mater high school.

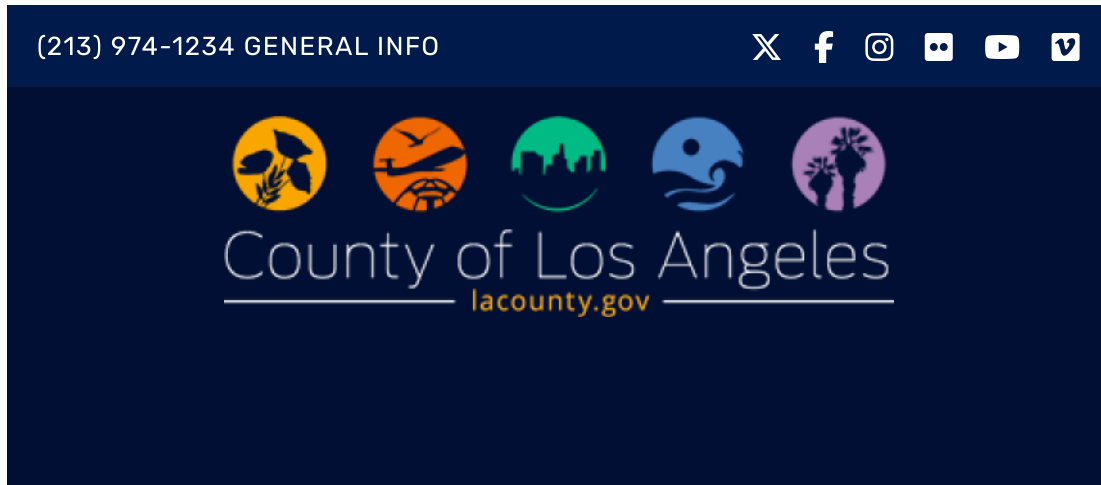
Chan also facilitated payment of nearly \$1 million in bribes to Huizar from billionaire developer Wei Huang, 58, of Shenzhen, China, including \$600,000 to settle a sexual harassment lawsuit, nearly \$200,000 in casino chips, and luxury-laden gambling trips to Las Vegas. Chan similarly facilitated bribes from Huang to [George Esparza](#), Huizar's special assistant and key associate in the pay-to-play bribery scheme, through casino chips and lavish Las Vegas trips. When Huang provided these bribes, his company, [Shen Zhen New World I LLC](#), was planning to redevelop the downtown L.A. Grand Hotel into the tallest tower west of the Mississippi, which would require city approvals and Huizar's official assistance.

Chan played a crucial role in facilitating Huang's payment of \$600,000 for Huizar to settle a sexual harassment lawsuit filed by a former CD-14 staffer, which threatened Huizar's 2015 re-election campaign and the continued operation of the CD-14 Enterprise. Chan conceived of and helped carry out an elaborate plan involving a foreign shell company, intermediaries, and fraudulent corporate documents to arrange a sham private loan that shielded the fact of Huang's involvement in the payment. Chan later lied to FBI agents that he was not involved in the settlement, that Huang had no projects in Huizar's district needing Huizar's support, and that Huang had never asked Huizar for help with anything – all of which Chan knew to be false.

Huizar was [sentenced](#) on January 26 to 13 years in federal prison and also was ordered to pay \$443,905 in restitution to the City of Los Angeles and \$38,792 in restitution to the IRS. He pleaded guilty in January 2023 to one count of racketeering conspiracy and one count of tax evasion. Huizar has been ordered to begin serving his prison sentence no later than October 7.

Hazens' U.S. subsidiary, [Jia Yuan USA Co. Inc.](#), which was seeking to redevelop the Luxe Hotel, has paid \$1.05 million to resolve the government's investigation into its conduct related to this case, which included bribery and illegal campaign contributions.

Huang, who is charged with several felonies for his bribes to Huizar with Chan's assistance, fled the United States shortly after the execution of numerous federal search warrants in this case and is considered a fugitive from justice. Huang's downtown Los Angeles-based company Shen Zhen New World I LLC was convicted in 2022 of eight felonies for – through Huang's actions as its owner – paying more than \$1 million in bribes to Huizar for his critical support for the L.A.



August 12, 2025

Media Relations Division

213-257-2000

media@da.lacounty.gov [mailto:media@da.lacounty.gov]

District Attorney Files New Public Corruption Charges Against LA City

Councilmember Curren Price

Arraignment on the amended complaint is set for Thursday in Department 42 of the Clara Shortridge Foltz Criminal Justice Center

LOS ANGELES – The Los Angeles County District Attorney’s Office has filed two new public corruption charges against Los Angeles City Councilmember Curren Price after uncovering evidence that the city’s housing authority and LA Metro paid Price’s wife more than \$800,000 total at the same time Price voted to award the agencies multimillion-dollar contracts.

“Embezzling public funds and awarding contracts for your own financial gain is the antithesis of public service,” Los Angeles County District Attorney Nathan J. Hochman said. “Our communities expect and deserve better from their public officials. I thank our investigative team and prosecutors in the Public Integrity Division for diligently pursuing every lead and holding elected officials accountable. Self-dealing and pay-to-play politics will not be tolerated in Los Angeles County.”

Curren De Mille Price Jr. has been the Los Angeles City Councilmember for the Ninth District since 2013. Like all other councilmembers, he is prohibited from having a financial interest associated with any project that comes before the City Council.

Price (dob 12/16/50) was charged on June 13, 2023, in case BA515782 with five felony counts of embezzlement of government funds, three felony counts of perjury and two felony counts of conflict of interest.

The 10 felony counts allege that Del Richardson & Associates, a company owned solely by Price's wife, Delbra Pettice Richardson, received payments totaling more than \$150,000 between 2019 and 2021 from developers before he voted to approve projects.

Price is also accused of embezzling approximately \$33,800 in city funds from 2013-2017 to pay for medical benefits for Richardson, who he falsely claimed was his wife while still legally married to Lynn Suzette Price.

Price pleaded not guilty to these charges on Dec. 15, 2023. He was released on his own recognizance.

Subpoenas in the case yielded additional evidence of public corruption. On Aug. 11, prosecutors filed an amended complaint alleging two additional counts of conflict of interest. The complaint includes an appendix of 39 exhibits of evidence of the payments and Price's voting history.

Between Oct. 22, 2019, and June 30, 2020, the Housing Authority of the City of Los Angeles allegedly paid Del Richardson & Associates approximately \$609,600. During this time, Price voted to support a \$35 million federal grant and a state grant application for \$252 million for the agency.

Price's staff had flagged the item of interest prior to the votes.

Between Oct. 27, 2020, and Oct. 20, 2021, LA Metro paid Del Richardson & Associates approximately \$219,500. During this time, Price brought and voted in favor of a motion to award \$30 million to LA Metro.

Price's staff had flagged the conflict of interest prior to the votes.

It is further alleged that Price took advantage of his position in city government to award city lease agreements and over \$2 million in federal COVID-19 grants to the nonprofit Home at Last. Home at Last was a paying tenant of the Urban Healthcare Project at the time of the votes. Price served as CEO of Urban Healthcare Project during the time of these votes. These funds were intended for homelessness efforts.

Price's arraignment on the amended complaint is scheduled for Thursday, Aug. 14, in Department 42 of the Clara Shortridge Foltz Criminal Justice Center.

If convicted as charged, Price faces a maximum sentence of 11 years and four months in custody, including up to nine years and four months in state prison and up to two years in county jail.

The case is being prosecuted by Deputy District Attorney Casey Higgins of the Public Integrity Division and is being investigated by the District Attorney's Bureau of Investigation.

The charges filed in this case are allegations. The defendant is presumed innocent unless and until proven guilty in a court of law.

Grand Hotel redevelopment project. The company was sentenced to five years of probation, fined \$4 million, and ordered to pay the costs of prosecution.

Relatedly, real estate developer [Dae Yong Lee](#), a.k.a. “David Lee,” 60, of Bel Air, and one of his companies, 940 Hill LLC, were convicted in 2022 of providing \$500,000 in cash to Huizar and Esparza in exchange for their help in resolving a labor organization’s appeal of a downtown Los Angeles development project. Lee is serving a six-year federal prison sentence and was fined \$750,000. 940 Hill LLC was sentenced to five years’ probation, fined over \$1 million, and ordered to pay the costs of prosecution.

Prosecutors also have secured guilty pleas from Chiang; Esparza; lobbyist [Morrie Goldman](#); and political fundraiser [Justin Jangwoo Kim](#). Each of these defendants cooperated with the government and testified during at least one trial in this case and will be sentenced at upcoming hearings in November.

The FBI and IRS Criminal Investigation investigated this matter.

Assistant United States Attorney Mack E. Jenkins, Chief of the Criminal Division, and Assistant United States Attorneys Cassie D. Palmer, Susan S. Har, and Brian R. Faerstein of the Public Corruption and Civil Rights Section prosecuted this case.

Any member of the public who has information related to this or any other public corruption matter in the City of Los Angeles is encouraged to send information to the FBI’s email tip line at <https://tips.fbi.gov> or to contact the FBI’s Los Angeles Field Office at (310) 477-6565.

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Topic

PUBLIC CORRUPTION

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