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VIA EMAIL AND ELECTRONICA UPLOAD

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Honorable Mayor and Council Members
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Re: Appellant's Comments and Objections to ENV-2019-6645-EIR (SCH #2020-110210), 11973 San Vincente Boulevard Project EIR, Council File: 25-1518 ("Project")

Dear Planning and Land Use Management Committee Members & Honorable Mayor and City Councilmembers:

This firm represents Angelenos for Historic Preservation (Appellant) who are doing what the City and Council should also be doing: fighting to protect an Historic Cultural Monument ("HCM"), the Barry Building, from unnecessary demolition (the proposed Project). To this end, the Council should reject the Environmental Impact Report ("EIR") for the proposed Project as failing to provide and analyze required feasible reuse alternatives,[1] and uphold the

[1] As well as for other defects in the EIR identified in the administrative record. The administrative record is incorporated herein by reference.

recommendation of the City's Cultural Heritage Commission, that a Statement of Overriding Consideration for the demolition of the HCM cannot be justified.[2]

This is the story of a Draft Environmental Impact Report ("DEIR")[3] and Final Environmental Impact Report ("FEIR"),[4] that have been designed to justify the applicant's desired outcome, the demolition of an Historic Cultural Monument (HCM), ostensibly to create a vacant lot with no future development plans. The proposed Project appears to be part of a larger parcel assemblage and site clearance effort by the applicant. As detailed herein, the alternatives which avoid demolition of the HCM have been designed for rejection as either financially infeasible or as structurally unsound, and possible alternatives that would be both financially feasible and accomplish the necessary soft-story retrofit of the HCM have not been included in the analysis. This is, in part, the result of the City's failure to require preparation of a reuse analysis, as required by the Municipal Code.

The City's own Cultural Heritage Commission recommended against adoption of the proposed Statement of Overriding Considerations ("SOC"), finding them to not be supported by substantial evidence. Process and EIR defects[5] mandate that the Council should therefore grant the appeal and reject the EIR and Findings and Statement of Overriding Consideration.[6]

I. THE PROJECT

The Barry Building was designated by the City as HCM No. LA-887 in 2007. The applicant seeks to demolish the existing two-story (approximately 23.5 feet in height), approximately 13,956 square foot commercial building (with 12,800 square feet of leasable space) commonly referred to as the Barry Building, and a portion of a surface parking lot, and

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[2] The Report on Appeal From Determination of Superintendent of Building, ("Appeal Report") dated 10/15/2025, available at: https://cityclerk.lacity.org/onlinedocs/2025/25-1518_misc_5_12-16-25.pdf. The reasons the Commission recommended against adopting the Statement of Overriding Considerations are detailed in the Los Angeles Department of City Planning's September 5, 2024 Recommendation Report to the Commission which is Exhibit E1 of the Appeal Report, beginning on PDF page 82.

[3] The DEIR is available at: https://planning.lacity.gov/development-services/eir/11973-san-vicente-boulevard-project-0.

[4] The FEIR is available at: https://planning.lacity.gov/development-services/eir/11973-san-vicente-boulevard-project-1.

[5] All comments submitted during the review process are incorporated herein by reference.

[6] The Findings and SOC are available in Exhibit A starting on page 30 of the Report on Appeal From Determination of Superintendent of Building, dated 10/15/2025, available at: https://cityclerk.lacity.org/onlinedocs/2025/25-1518_misc_5_12-16-25.pdf.

replace it with a vacant lot and landscaped buffer fronting San Vincente Boulevard (proposed Project).

The project site is approximately 26,586 square feet is size (0.61-acre; APN 4404-025-008) and is located at 11973-11975 San Vincente Boulevard.

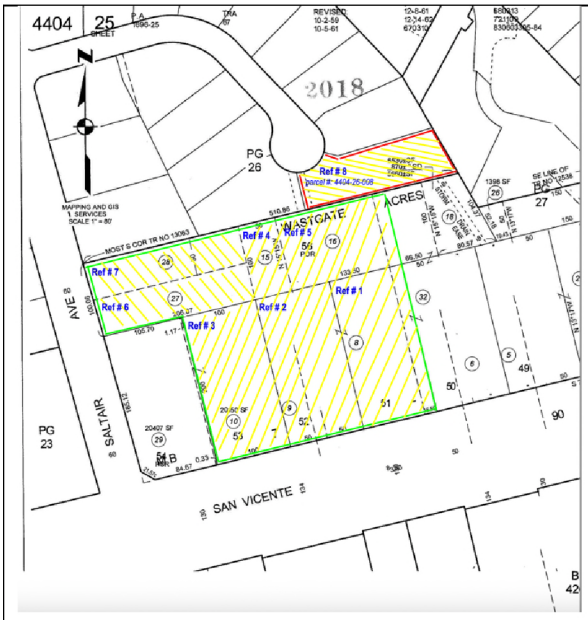
In 2017, the applicant evicted the buildings tenants and the building has remained vacant since that time by the applicant's choice. In March 2018, the City of Los Angeles issued the Project Applicant an Order to Comply with the City's Soft Story Retrofit Program.

Figure II-2 from the DEIR shows the building's placement on the Project Site:



A. <u>The Project Site is Part of a Larger Assemblage Of Vacant Land</u>

As shown in **Figure 1 and Table 1**, the Project Site is one of eight adjoining parcels owned by the project applicant:



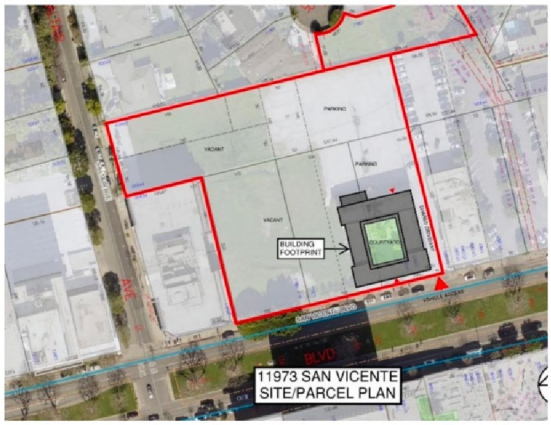


FIGURE 1: Two Views of Parcels Owned In Full Or Part By Project Applicant (Project Site is Ref #1)
Source: FEIR Appendix A, PDF pages 30-33[7] and Appendix C[8] and Report by Offenhauser/Mekeel Architects included as **Exhibit A** to this letter.

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[7] Comment letter submitted by Robert Blue and Sieglinde Kruse Blue dated April 18, 2023 (the "Blue Letter"), regarding the 11973 San Vicente Boulevard Project Draft Environmental Impact Report ("EIR")

[8] Appendix C of the FEIR contains a letter regarding parcel ownership from the applicant's representative Alston & Bird, which states in part: "The ownership interests for those companies are different and are not the same." However, the letter does not provide any information to support any alleged differences in ownership of these two LLCs, which have the same identified Managers/Members.

TABLE 1[9]
Parcels Owned Is Full Or Part By Project Applicant

Ref #	Parcel (AIN)#	Address	Ownership	Sale Date	Demo Permit #	Demo Date (Finaled)
1	4404-025-008	11973 San Vicente Blvd	**11973 San Vicente, LLC** Charles T Munger; William Harold Borthwick (Mangers/Members)	12/26/2006, Owner Transfer: 4/20/2017, Quit Claim	19019-10000-04750 & 19019-10000-05593	NOT FINALED, Under CEQA/EIR **(Barry Building)**
2	4404-025-009	11977 San Vicente Blvd	**11973 San Vicente, LLC** Charles T Munger; William Harold Borthwick (Mangers/Members)	12/26/2006 (Owner Transfer: 4/20/2017 Quit Claim)	13019-30000-02218 & 13019-30000-02219	3/10/2016 (Issued on 02/13/2014)
3	4404-025-010	11991 San Vicente Blvd	**11991 San Vicente, LLC** Charles T Munger; William Harold Borthwick (Mangers/Members)	10/20/2006, Owner Transfer: 4/20/2017, Quit Claim	13019-30000-02220 & 13019-30000-02221	05/19/2017 (Issued on 2/13/2014)
4	4404-025-015	No Address	**11973 San Vicente, LLC** Charles T Munger; William Harold Borthwick (Mangers/Members)	12/26/2006 (Owner Transfer: 4/20/2017 Quit Claim)	**N/A**: No Structure	**N/A**: No Structure
5	4404-025-016	No Address	**11973 San Vicente, LLC** Charles T Munger; William Harold Borthwick (Mangers/Members)	12/26/2006, Owner Transfer: 4/20/2017, Quit Claim	**N/A**: No Structure	**N/A**: No Structure

Ref #	Parcel (AIN)#	Address	Ownership	Purchase Date	Demo Permit #	Demo Date (Finaled)
6	4404-025-027	644 S Saltair Ave	**11991 San Vicente, LLC** Charles T Munger; William Harold Borthwick (Mangers/Members)	6/09/1989, Owner Transfer: 04/20/2017 Quit Claim	13019-30000-02217	8/26/2014
7	4404-025-028	642 S Saltair Ave	**11991 San Vicente, LLC** Charles T Munger; William Harold Borthwick (Mangers/Members)	10/24/1989, Owner Transfer: 04/20/2017 Quit Claim	13019-30000-02208	8/26/2014
8	4404-026-008	11901 Saltair Terrace	**11991 San Vicente, LLC** Charles T Munger; William Harold Borthwick (Mangers/Members)		07019-30000-00349	3/29/2007

The most recent Statements of Information for 11991 San Vincente, LLC and 11973 San Vincente, are included as **Exhibit B** to this letter. They both show William Harold Borthwick and Charles T. Munger Jr. and managers or members of the two LLCs. The Project Site is thus part **of** a larger assemblage of ownership of land totaling approximately 73,252.6 square feet ("sf") as shown in **Table 2**.

[9] Comment letter submitted by Robert Blue and Sieglinde Kruse Blue dated April 18, 2023 (the "Blue Letter"), regarding the 11973 San Vicente Boulevard Project Draft Environmental Impact Report ("EIR")

TABLE 2
LOT SIZE AND ZONING

	Address	*APN*	*Lot Size*[10]	*Zoning*	*General Plan Designation*
1	None	4404-025-008	26,586.4	C4-1VL	Neighborhood Office Commercial
2	11977 W. San Vincente Blvd	4404-025-009	9,986.2	C4-1VL	Neighborhood Office Commercial
3	11991 1-9 W San Vincente Blvd	4404-025-010	19,972.8	C4-1VL	Neighborhood Office Commercial
4	None	4404-025-015	5,002.6	P-1VL-O	Neighborhood Office Commercial
5	None	4404-025-016	13,233.8	P-1VL-O	Commercial
6	644 S. Saltair Ave	4404-025-027	10,387.1	RS-1-O	Low Residential
7	None	4404-025-028	2,346.1	RS-1-O	Low Residential
8	11901 Saltair Ter	4404-026-008	12,316.6	RS-1-O	Low Residential
		TOTAL	**99,831.6**		

The fact that the project Applicant owns adjoining sites was not disclosed in the Notice of Preparation ("NOP")[11] or Initial Study ("IS") or DEIR. This is significant information which was not included in the NOP/IS or DEIR. Failure to provide this information denied the public and Cultural Heritage Commission with meaningful information, necessary to comment on the appropriateness and feasibility of the alternatives included in the EIR, and the range of alternatives that should be addressed in the EIR. Even though this ownership information was provided by a member of the public commenting on the DEIR, its importance was dismissed and the FEIR ignored its potential relevance to the definition of feasible alternatives.[12] This conclusion is reinforced by the testimony of Melissa Jones of the Office of Historic Resources at the Cultural Heritage Commission hearing. (See **Exhibit M**.) The EIR thus fails as an information document.

II. SUMMARY OF IMPACTS AND ALTERNATIVES ADDRESSED IN THE EIR

[10] ZIMAS records for each parcel.

[11] NOP available at: https://planning.lacity.gov/odocument/a1615f80-cad7-4aa3-84d1-e06be1e507ea/NOP_Sigend_Combined.pdf.

[12] See responses to comments: B1-4, B1-7, B1-8, B2-2, B2-8, B2-15. The information on the applicant's ownership of adjacent vacant parcels is particularly relevant, given the applicant present the City with information intended to show that none of the Project alternatives included in the EIR was feasible, and that information was provided prior to release of the FEIR, when the City could have used the ownership information to craft new, feasible alternatives, and recirculated the DEIR for public review and comment.

As detailed below, the EIR identified the following environmental impacts, and addressed the following alternatives.

A. Environmental Impacts

The following impacts were found to be less than significant in the EIR:

- Air Quality: AQMP Consistency, Cumulatively Considerable Increase in Criteria Pollutants, Sensitive Receptors;
- Greenhouse Gas Emissions: Generation of Greenhouse Gas Emissions and Plan/Policy Consistency;
- Vibration;
- Emergency Access;
- Tribal Cultural Resources

The following impacts were found in the EIR to be less than significant with mitigation:

- Substantial Temporary or Permanent Increase in Noise

The following impacts were found in the EIR to be significant and unmitigable, thus requiring approval of Findings and a Statement of Overriding Consideration if the Project is approved:

- Historical Resources – Demolition of an HCM. As explained on DEIR p. V1-1:

> (T)he Project would demolish the Barry Building and all those physical characteristics that convey its historical significance and that justify its designation as a City historic-cultural monument (HCM). Thus, the Project would materially impair the significance of the Barry Building and would cause a substantial adverse change in the significance of an historical resource as defined by CEQA. Therefore, Project impacts related to historical resources would be significant and unavoidable.

- Plan/Policy Consistency – As explained on DEIR p. VI-1:

> (T)he Project would conflict with the applicable policies of the General Plan (Conservation Element) and the Brentwood-Pacific Palisades Community Plan related to historic preservation. Therefore, Project impacts related to land use would be significant and unavoidable.

B. Alternatives Considered

California Environmental Quality Act (CEQA) Guidelines Section 15126.6 requires that an EIR include (emphasis added):

(a) Alternatives to the Proposed Project. An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would **feasibly attain most of the basic objectives of the project** but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider **a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. An EIR is not required to consider alternatives which are infeasible.** The lead agency is responsible for selecting a range of project alternatives for examination and **must publicly disclose its reasoning for selecting those alternatives**. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason.

(b) Purpose. Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment (Public Resources Code Section 21002.1), the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, **even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly**.

(c) Selection of a range of reasonable alternatives. The range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects. The EIR should briefly describe the rationale for selecting the alternatives to be discussed. The EIR should also identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process and briefly explain the reasons underlying the lead agency's determination. Additional information explaining the choice of alternatives may be included in the administrative record. **Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are:(i) failure to meet most of the basic project objectives, (ii) infeasibility, or (iii) inability to avoid significant environmental impacts. . . .**

(f) Rule of reason. The range of alternatives required in an EIR is governed by a "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of

> those alternatives, the EIR need examine in detail only the ones that the lead agency determines **could feasibly attain most of the basic objectives of the project**. The range of feasible alternatives shall be selected and discussed in a manner to foster meaningful public participation and informed decision making.
>
> (1) **Feasibility**. Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries (projects with a regionally significant impact should consider the regional context), and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site **(or the site is already owned by the proponent).** No one of these factors establishes a fixed limit on the scope of reasonable alternatives.

(Emph. added.)

As detailed in Appeal Report and the EIR for the Project, the EIR addressed the following alternatives to demolition of the Historic Cultural Monument:

> "After determining the project would result in significant impacts, the EIR looked at a range of alternatives to the demolition project that would rehabilitate and preserve the Barry Building:
>
> - **Alternative 1 - the No Project Alternative**, assumes that the demolition project would not be implemented, and the existing building would not be demolished. However, as the Barry Building is required to comply with the Soft-Story Retrofit Program, the mandatory seismic retrofit work on the south wing is included in this alternative, but no other structural or accessibility upgrades would be made.
>
> - **Alternative 2 - the Preservation Alternative**, involves voluntary seismic retrofit and accessibility upgrades, building code updates, and energy efficiency upgrades of the existing building, after which the building would be re-occupied by approximately 12,800 square feet of retail uses.
>
> - **Alternative 3 - the Partial Preservation with New Construction Alternative**, involves the partial preservation of the existing building with new construction on the remaining portion of the project site. Specifically, Alternative 3 would preserve the south, east, and west wings of the building, the courtyard, and the south facade of the north wing, including the voluntary seismic retrofit, accessibility upgrades, building code updates, and energy efficiency upgrades to the preserved portion of the

existing building. In addition, Alternative 3 would include the construction of a new building behind (north of) the existing building. The alternative includes 8,959 of commercial/retail space in the remaining portion of the Barry Building and 10,816 square feet in a new proposed 3-story annex. Approximately 4,293 square feet of the Barry Building would be demolished under this alternative. In total, Alternative 3 would include approximately 19,771 square feet of office and retail uses.

- **Alternative 4 - the Relocation Alternative**, involves the dismantling of the Barry Building into multiple small building portions to facilitate its relocation to a new site, which has yet to be identified. At the new location, the Barry Building would be reconstructed, which would incorporate additional preservation measures relating to seismic retrofitting, accessibility updates, building code updates, and energy efficiency upgrades. Once the building has been moved and rehabilitated, it would be occupied by 12,800 square feet of retail uses."

C. Project Objectives

The EIR evaluated the potential impacts of each of these alternatives, as compared to the proposed demolition project, as well as whether the alternatives would meet the project objectives. As stated in the EIR, the objectives of the project are to: [13]

> 1) comply with the Soft-Story Retrofit Program, which includes complying with the requirements under LAMC Section 91.9305 and
>
> 2) abate the fire, loitering, vandalism, and other public safety hazards associated with structural defects and current vacancy of the Barry Building.

D. The Environmentally Superior Alternatives

As discussed in Section V, Alternatives of the DEIR, both Alternative 1 and Alternative 2 are considered to be Environmentally Superior Alternatives to the Project.

III. APPLICABLE MUNICIPAL CODE REQUIREMENTS REGARDING DEMOLITION OF AN HISTORIC CULTURAL MONUMENT AND RELATIONSHIP TO EIR DEFECTS

Section 22.171.11 of the Los Angeles Municipal Code ("LAMC") charges the Cultural Heritage Commission with taking all steps necessary to preserve Monuments, as follows:

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[13] Report on Appeal From Determination of Superintendent of Building, PDF page 46.

> **Sec. 22.171.11. Preservation of Monuments.**
>
> The Commission **shall** take all steps necessary to preserve Monuments not in conflict with the public health, safety and general welfare, powers and duties of the City of Los Angeles, or its several boards, officers or departments. These steps may include assistance in the creation of civic citizens' committees, **assistance in the establishment of a private fund for the acquisition or restoration of designated Monuments**, and recommendation that a Monument be acquired by a governmental agency where private acquisition is not feasible.

(Emph. added.)

The financial feasibly studies for the proposed Project, and Alternatives 1, 2 and 3 fail to address the establishment of a private fund to assist with restoration of the HCM or the potential uses of the Mills Act[14] or historic tax credits[15] to offset costs. According to the Department of City Planning website:

> Managed by Los Angeles City Planning's Office of Historic Resources (OHR), the Mills Act is implemented through a 10-year contract that automatically renews annually and transfers with the sale of a property. By entering into the contract with the City, program participants may realize a significant reduction in property taxes intended to offset costs for the rehabilitation, restoration, and maintenance of their properties. Each contract specifies rehabilitation and restoration work to be undertaken on a property. To be eligible to apply for the program, a property must be designated as a Los Angeles Historic-Cultural Monument (HCM) or Historic Preservation Overlay Zone (HPOZ) contributor and meet a minimum of three out of five Priority Consideration Criteria: Necessity, Uniqueness, Investment, Affordability, and Employment. The program also limits pre-contract assessed property values at $1.5 million for single-family residential properties and $3 million for multi-family residential,

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[14] Mills Act information is available at: https://planning.lacity.gov/odocument/a8173f0a-efa6-45fa-a3d3-d004c8e4e4b7/Mills_Act_Ordinance.pdf and https://planning.lacity.gov/preservation-design/historic-resources/incentives-resources/mills-act.

[15] According to DEIR page IV.B-21: "The Barry Building is significant under Criterion C/3 as an example of Mid-century Modern commercial architecture in Los Angeles, and retains integrity of location, design, setting, materials, workmanship, and feeling. It is therefore eligible for listing in the National Register and the California Register." With listing in the National Register it would become eligible for historic tax incentives. For information on historic tax credits, see: https://www.nps.gov/subjects/taxincentives/index.htm
https://www.nps.gov/subjects/taxincentives/eligibility-requirements.htm
https://www.nps.gov/orgs/1739/upload/brochure-tax-incentives-2012.pdf

> commercial, and industrial properties. An exemption to these limits requires approval from the Cultural Heritage Commission.[16]

The City and Commission have failed to take all steps necessary to preserve the HCM and have failed to require that those possible steps be addressed in the EIR, Findings, and Statement of Overriding Consideration. This has resulted in the Project applicant arguing that none of the alternatives are feasible. Establishment of a private fund to assist with restoration of the HCM and use of Mills Act and historic tax credits should have been included in any alternatives that the City believed would be financially infeasible in the absence of such funding mechanisms. Both the Commission and EIR failed to address additional steps and financing to preserve the HCM, resulting in an EIR which did not include **a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation**.

Los Angeles Municipal Code ("LAMC") Section 22.171.14(b) requires the Commission to:

> (b) **Standards for Issuance of a Permit for the Demolition or Relocation of a Site, Building or Structure Designated a Monument.** The Commission shall base its determination on the approval of a permit for the demolition or removal of any Monument on the following:
>
> 1. **A report regarding the structural soundness of the building or structure and its suitability for continued use, renovation, restoration or rehabilitation from a licensed engineer or architect who meets the Secretary of the Interior's Profession Qualification Standards as established by the Code of Federal Regulations, 36 C.F.R. Part 61. This report shall be based on the Secretary of the Interior's Standards for Architectural and Engineering Documentation with Guidelines;** and
>
> 2. Compliance with the California Environmental Quality Act, Public Resources Code Section 21000, et seq.

(Emph. added)

The City and Commission failed to require the applicant or EIR consultant to prepare the required "report regarding the structural soundness of the building or structure and its suitability for continued use, renovation, restoration or rehabilitation from a licensed engineer or architect who meets the Secretary of the Interior's Profession Qualification Standards as established by the Code of Federal Regulations, 36 C.F.R. Part 61. This report shall be based on the Secretary of the Interior's Standards for Architectural and Engineering Documentation with Guidelines" as

[16] https://planning.lacity.gov/odocument/72d6c65d-b7bd-4499-bb07-d91813ebc5b6/Mills_Act_Program_Assessment_Report.pdf

required by the LAMC. The required Reuse Feasibility Study typically includes: current building condition; available plans and studies; codes requirements (what mandatory retrofit ordinances apply and what codes are applicable); and future marketability (what uses the building is suitable for; how the building's use can change or continue; what are options for single-tenant vs multi-tenant users).

As a result, the City failed to identify feasible preservation alternatives for analysis in the EIR, and instead allowed for the definitions and inclusion of alternatives that had the potential to be either structurally unsound or financially infeasible. This failure to comply with the municipal code has resulted in an EIR which fails to include **a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation**, as required by CEQA Guidelines Section 15126.6, rendering the EIR deficient.

LAMC § 22.171.15 specifies:

> **Sec. 22.171.15. Time for Objection By the Commission.**
>
> Where any matters subject to Section 22.171.14 of this article are referred to the Commission by its staff, the Commission shall have 30 days from the date of the referral to object to the proposed demolition, substantial alteration or relocation. If no objection is filed with the appropriate department or board within 30 days, all objections shall be deemed to have been waived. If the Commission objects to the proposed demolition, substantial alteration or relocation, it shall file its objection with the appropriate department or board.
>
> Any objection by the Commission shall be set for a public hearing. The objection and the fact that the matter will be scheduled for a public hearing by the Commission shall be noted by Commission staff on the clearance worksheet utilized by the appropriate department or board for the issuance of the permit. The filing of an objection shall suspend the issuance of any permit for the demolition, substantial alteration or relocation of the Monument (Stay) for a period of not less than 30 days nor more than 180 days, **during which time the Commission shall take all steps within the scope of its powers and duties as it determines are necessary for the preservation of the Monument to be demolished, altered or relocated.**
>
> At the end of the first 30 days of the Stay, the Department shall report any progress regarding preservation of the Monument to the Commission, which may, upon review of the progress report, withdraw and cancel its objection to the proposed demolition, substantial alteration or relocation. If the Commission determines, upon the basis of the progress report to withdraw and cancel its objection, it shall promptly notify the appropriate

> department or board concerned of its action. Upon receipt of notification of withdrawal of the objection, the permit may be issued and the Monument may be demolished, altered or relocated. If the Commission does not withdraw and cancel its objection, the Stay shall remain in effect.
>
> If the Commission, or the Department acting on the Commission's behalf, finds at the end of the first 100 days of the Stay that the preservation of the Monument cannot be fully accomplished with the 180-day Stay period, and the Commission determines that preservation can be satisfactorily completed within an additional period not to exceed an additional 180-day Stay, the Commission may recommend to the City Council that the Stay be extended to accomplish the preservation. No request for an extension shall be made after the expiration of the original 180-day Stay.
>
> The Commission's recommendation for an extension of the Stay shall set forth the reasons for the extension and the progress to date of the steps taken to preserve the Monument. If it appears that preservation may be completed within the time extension requested, the City Council may approve the request for extension of the Stay not to exceed an additional 180 days for the purpose of completing preservation of the Monument. No request for an extension of the Stay shall be granted where the City Council determines, after consulting with the appropriate department or board that granting an extension is not in the best interest of the public health, safety or general welfare.

(Emph. added.)

The matter was referred to the Commission by staff and the Commission held a hearing. In recommending against adoption of the Statement of Overriding Considerations, the Commission essentially objected to the proposed demolition of the HCM. However, the Commission then failed to take **"all steps within the scope of its powers and duties as it determines are necessary for the preservation of the Monument to be demolished."** The one step the Commission did take was to recommend against adoption of the SOC, finding that the SOC was not supported by substantial evidence as detailed later in this letter.

The LAMC also contains requirements regarding actions by the LADBS regarding demolition permits for historical buildings, as follows:

> **Section 91.106.4.5. Permits for Historical and Cultural Buildings.**
>
> The department shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of historic cultural monuments,

> without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the California Environmental Quality Act Initial Study and Check List, as specified in Section 19.05 of the Los Angeles Municipal Code. If the Initial Study and Check List identifies the historical or cultural asset as significant, the permit shall not be issued without the department first finding that **specific economic, social or other considerations make infeasible the preservation of the building or structure**.

(Emph. added.)

IV. SUMMARY OF THE PROCESS AND RESULTING CEQA VIOLATIONS

As detailed on PDF pages 3-4 of the Report on Appeal From Determination of Superintendent of Building ("Report on Appeal"), dated October 15, 2025,[17] and augmented with additional information in the record, the key steps in the CEQA and City's review process included the following:

- City of Los Angeles adopts the Soft Story Ordinance (Ordinance 183893[18] dated October 9, 2015 and Ordinance 184081[19] amending time limits dated January 28, 2016).
- March 1, 2016 the applicant received a notice from LADBS saying the buildings is subject to the soft story ordinance.[20]
- May 1, 2016 applicant begins evicting tenants, asking them to vacate as soon as reasonably possible, but no later than December 31, 2016.[21]
- The EIR case was filed on November 6, 2019.[22]

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17 Report on Appeal From Determination of Superintendent of Building, dated 10/15/2025, available at: https://cityclerk.lacity.org/onlinedocs/2025/25-1518_misc_5_12-16-25.pdf

18 https://dbs.lacity.gov/sites/default/files/styles/medium/public/ordinance_183893.pdf

19 https://dbs.lacity.gov/sites/default/files/styles/medium/public/14-1697-s2_ord_184081_2-19-16.pdf

20 PDF page 9, Secondary Submissions to CHC for hearing: https://planning.lacity.gov/dcpapi2/meetings/document/addtldoc/68009

21 PDF page 10, Secondary Submissions to CHC for hearing: https://planning.lacity.gov/dcpapi2/meetings/document/addtldoc/68009

22 https://planning.lacity.gov/pdiscaseinfo/search/casenumber/ENV-2019-6645-EIR

- On November 18, 2020, the Department of City Planning (DCP) published an Initial Study/Notice of Preparation (IS/NOP) for the proposed demolition of the Barry Building (Project) with a 30-day comment period.
- On February 16, 2023, DCP published a Draft Environmental Impact Report (DEIR) for the Project, with a 45-day comment period ending April 3, 2023.
- On March 29, 2023, DCP extended the DEIR comment period to a total of 60 days, resulting in a comment period that ended on Monday April 18, 2023.
- An economic analysis (hereafter "Initial Renovation Cost Analysis") was conducted and submitted to the record on April 20, 2023, by the Applicant.[23] The analysis attached the following reports prepared prior to the release of the DEIR:

    - *11971 San Vicente Boulevard - Retrofit Schemes* by Englekirk Structural Engineers (June 2021) (Soft Story Retrofit Letter Report) (Attachment A);
    - *11971 San Vicente Boulevard - Retrofit Schemes* by Englekirk Structural Engineers (June 2022) (Attachment B);
    - *11973 San Vicente Boulevard, ASCE 41 -13 Seismic Assessment* by Englekirk Structural Engineers (June 2022) (Attachment C);
    - *Project Impacts Assessment, 11973 San Vicente Boulevard* by Historic Resources Group (October 2022) (Attachment D);
    - *Barry Building ADA Update Requirements* by Gruen Associates (June 2021) (Attachment E);
    - *Barry Building Renovations* by Hill International (November 2022) (Attachment F); and
    - *Barry Building Land Residual Analysis* by CBRE, Inc. (March 2023) (Pro forma) (Attachment G)

This information was not provided to the public during the EIR process in either the DEIR or FEIR thus depriving the public of a meaningful opportunity to comment on the feasibility of the alternatives and appropriateness of the alternatives analyzed.

The Initial Renovation Cost Analysis Put the City on Notice That Potentially None of the Alternatives in the DEIR Were Feasible As Described

These documents were thus available to the City prior to the release of the FEIR and provided the City with information that the alternatives analyzed in the EIR were not feasible as proposed, in advance of completion of the EIR process.

As noted in the Findings discussion for Alternative 1 summarizing the conclusions of these studies:[24]

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[23] The Initial Renovation Cost Analysis is included in the Administrative Record. (See Letter from E. Casey to J. Harris, RE: *11973 San Vicente Boulevard Project / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210* (April 20, 2023).)

[24] See PDF pages 48 of the Appeal Report.

> Alternative 1 involves the retention of the existing building, with minor seismic retrofitting, resulting in a structure that would be unsuitable for full occupation. Alternative 1 would avoid the significant impacts related to historical resources and land use. However, as discussed in **Englekirk Structural Engineers technical report dated May 26, 2021**, with the seismic retrofitting to comply with the requirements of the City's Soft Story Retrofit Program, the building would still present a seismic risk and safety hazard and could not be occupied. This is because the structural retrofit required by the Soft Story Ordinance only addresses the structural deficiencies in the south wing, and does not address the east, north, or west wing structural deficiencies. Further, the building would not meet ADA requirements for accessibility, further limiting its suitability for occupation. As discussed above, the alternative is not feasible because, even with compliance with the Soft Story Retrofit requirements, structural issues would remain, precluding occupation of much of the building and a reasonable return on investment, while persisting as a safety hazard. The structural condition of the building, combined with lack of ADA compliance would present both economic and legal complications for the owner, as failure to comply with ADA regulations could result in legal and economic penalties were the building to be occupied. Feasibility is defined by PRC Section 15364 as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." As discussed above, specific economic, legal, technical, and social limitations make the alternative infeasible.

As noted in the Findings discussion for Alternative 2 summarizing the conclusions of these studies:[25]

> Collectively, the above-referenced reports found that a large number of modifications are required to renovate the Barry Building to meet minimum standards for safety and accessibility. In addition to the retrofits required under the Soft Story Ordinance, a seismic assessment (**Attachment C to the Initial Renovation Cost Analysis and included as Appendix G to the Draft EIR**) found that the building's the north, east, and west wings currently range from being 190-percent to 650 percent overstressed, and further recommended additional renovations to make the building seismically sound. In addition to seismic upgrades, the necessary upgrades for compliance with the ADA and building code were identified. (**See Attachment E to the Initial Renovation Cost Analysis and included as Appendix H-5 to the Draft EIR**).

[25] See PDF pages 51-52 of the Appeal Report.

> **Attachment F to the Initial Renovation Cost Analysis contains a Cost Report Regarding Barry Building Renovations, prepared by Hill International on November 2, 2022**. Hill International estimated the cost of the each of the renovations identified to make the building suitable for occupancy, and estimated a total cost for the work. The cost of these renovations was approximately $12,818,000 as of November 2022.
>
> In addition, a **pro forma revenue analysis completed by CBRE in March 2023** analyzed the expected value of the land and rental income based on the real estate market and the costs to complete necessary renovations to determine the maximum revenue that would be generated from a rehabilitated Barry Building. (See Attachment G to the Initial Renovation Cost Analysis.) CBRE evaluated Alternative 2 of the Draft EIR (the "Preservation Alternative"), including seismic retrofitting of the existing Barry Building, the ADA upgrades, and Building Code compliance renovations identified in the Hill International Report (discussed above). This alternative estimates a total of an approximate 12,800 square feet of retail uses (and includes some common areas like bathrooms). In addition to the $12,818,000 estimated cost to complete necessary renovations (per Hill International, discussed above), leasing commissions, costs for improvements to the leased spaces ("Tenant Improvement Allowance"), transfer taxes and developer profit were considered. According to CBRE's analysis dated March 2023 (**provided by the Applicant in April 2023**) the total combined costs of Alternative 2 are estimated at $17,024,961. CBRE determined that under the assumptions of Alternative 2, the annual gross rental income for the retrofitted Barry Building is estimated at approximately $736,960; the total value of the retrofitted Building is $11,361,308. (See Attachment G to the Initial Renovation Cost Analysis.)
>
> Thus, CBRE concluded that to preserve the Barry Building per Alternative 2, the residual land value would be $11,361,308 minus $17,024,961, or negative $5,663,653. CBRE found that the proposed project alternative returns a negative valuation. That is, the total costs of the necessary renovations and preparing the Barry Building for lease are estimated to be greater than the value of the renovated property.

(Emph. added.)

As noted in the Findings discussion for Alternative 3 summarizing the conclusions of these studies:[26]

> The **Initial Renovation Cost Analysis submitted to the record on April 20, 2023**, by the Applicant (and identified above) considered the economic

[26] See PDF pages 55-56 of the Appeal Report.

> feasibility of Alternative 3. As with Alternative 2, CBRE prepared a pro forma valuation based on Alternative 3 of the Draft EIR (the "Partial Preservation with New Construction Alternative") which would involve renovation and preservation of approximately 70 percent of the existing Building and construction of additional commercial space on the remaining portion of the Project Site. Alternative 3 would involve demolition of the building volume behind the south facade of the north wing to accommodate the construction of an additional 10,815 square feet of commercial space (three stories high). In total, Alternative 3 would include approximately 19,771 square feet of office and retail uses. Alternative 3 results in the most leasable space in the renovated building of the alternatives identified.
>
> Alternative 3 includes seismic retrofitting, ADA upgrades, Building Code compliance, and energy efficiency upgrades. As provided by the Applicant, Hill International prepared an analysis of the cost of completing this work as of November 2022. (See Attachment F to the Initial Renovation Cost Analysis.) CRBE considered the cost estimate prepared by Hill International and determined that the total cost of renovations, demolition, and construction of the additional annex was estimated at $19,646,307 as of March 2023. (See Attachment G to the Initial Renovation Cost Analysis.) CBRE's 2023 analysis of the assumptions of Alternative 3, estimated the annual gross rental income for the retrofitted Barry Building at approximately $1,049,100, and the total value of the property at completion is $15,912,339. (See Attachment G to the Initial Renovation Cost Analysis.)
>
> **CBRE's 2023 analysis** determined that to preserve the Barry Building per Alternative 3, the residual land value is $15,912,339 minus $19,646,307, or negative $3,733,908. (See Initial Renovation Cost Analysis.) CBRE found that this proposed project alternative returns a negative valuation. That is, CBRE calculated that the total costs of the necessary renovations and preparing the Barry Building per Alternative 3 for lease are estimated to be greater than the value of the renovated property. Although Alternative 3 offers the highest possible revenue for the preserved Barry Building by expanding leasable space of the Alternatives, CBRE's cost analysis found total costs of the necessary renovations and retrofitting to prepare the Barry Building for lease pursuant to Alternative 3 are greater than the value of the renovated property.

(Emph. added.)

As noted in the Findings discussion for Alternative 4 summarizing the conclusions of these studies as well as reports included as appendices to the DEIR: [27]

[27] See PDF pages 61-62 of the Appeal Report.

Within Alternative 4, four different options for relocation were identified by HKA Global Inc. (See **Attachment H-12 to the Draft EIR**.) Options 1 and 2 are technically infeasible. Options 3 and 4 are economically infeasible and are still likely to result in significant damage to the historical character of the Barry Building. All four options would require a relocation site, which has not been identified and may not be available. (See **Attachment H-13 to the Draft EIR**.)

The ability of Alternative 4 to meet the Project objectives depends on finding a new site for the Barry Building, which has not occurred, and the EIR could not include an analysis as to the feasibility of finding a new site without engaging in speculation.[28] However, assuming a new site could be identified, the analysis provided in the EIR demonstrates that Alternative 4 may be able to meet both of the Project objectives, subject to economic factors, which were not addressed in the EIR.

HKA Global, Inc. provided an analysis to evaluate, and report on the feasibility of Alternative 4 of relocating the existing Barry Building to an off-site location while respecting and maintaining the historical "character defining features" of the building and its siting features. (See **Appendix H-12 to the Draft EIR**.) Options 1 and 2 as explained above were determined to be categorically infeasible due to street loading capacities and width limitations and maneuvering challenges (turning from one street to another).

Option 3 proposes partially dismantling the building elements at strategic horizontal locations into 9 total pieces. As noted in HKA's report, Option 3 presents significant logistical challenges, and also presents high risks to the historical character of the Barry Building. HKA determined that this option, while technically possible, would likely damage and destroy character defining features which will be difficult to restore, eliminating the benefit of preserving the historic characteristics of the building through relocation.

Option 4 would dismantle the building into 20 segments. While this option is technically feasible, HKA determined that it would be costly, and that the risks associated with the relocation and reassembly are high. This option presents the greatest risk to architectural and historical feature integrity of the building and the building's character defining features making this option least undesirable historical risk option if the desired effect is to protect the architectural integrity of the building.

[28] Quote footnote states: "As noted in Appendix h-13 to the Draft EIR, the new site would have to be located within the Los Angeles city limits, be located on a similar commercial thoroughfare and have a similar flat topography."

> Neither Option 3 or 4 is a practical option to meet the project's first objective, as both options would destroy character defining features and would present very high risks to the integrity of the building that could result in a significant adverse impact as defined by CEQA. (See Appendix H-12 and H-16.) However, even if the adverse impacts could be mitigated to a less than significant impact as outlined by HRG in Appendix H-16 to the Draft EIR, and assuming a suitable new site exists and can be obtained, Options 3 and 4 are economically infeasible. Feasibility is defined by PRC Section 15364 as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." As explained in Alternative 2, the cost to complete the necessary ADA upgrades and seismic retrofits such that the building and safely be occupied for use exceeds the value of the preserved building by approximately $5,663,653.6 In this Alternative, the considerable additional cost for the relocation would mean the costs associated with relocation are likely much higher than Alternative 2, whereas the value of the preserved building (based on total leasable square footage) is unlikely to change significantly at its new location.

(Emph. added.)

The City was thus on notice from the applicant that **none** of the alternatives included in the EIR were feasible, **prior to the release of the FEIR**. However, the City failed to obtain an independent third-party review of the studies submitted by the applicant to support these infeasibility findings, to determine if the alternatives were truly infeasible. The City thus appears to have blindly accepted these conclusions.

In addition, even though the City had information, which it apparently accepted without question, that the EIR did **not** contain **a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation**, as required by CEQA Guidelines Section 15126.6, rendering the EIR deficient, the City proceeded with the FEIR, rather than revise the DEIR to: explain the finding that all of the alternatives in the DEIR were infeasible and the basis for those findings; to define new feasible alternatives; and, recirculate the DEIR. The EIR and EIR process thus failed to comply with CEQA Guidelines 15088.5, as the City deprived "the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement." Failure to include a range of feasible alternative rendered the EIR "fundamentally and basically inadequate" such that "meaningful public review and comment were precluded" and provides substantial evidence that the alternatives and the alternatives analysis is manifestly unreasonable.

- On September 11, 2023, DCP published a Final EIR (FEIR) for the Project, which included responses to all comments provided by members of the public and agencies.

- On March 21, 2024, before the DEIR or FEIR had gone to the Cultural Heritage Commission for review, the Department of City Planning ("DCP") provided Los Angeles Department of Building and Safety ("LADBS") written recommendations on the adoption and certification of the EIR. DCP also outlined the proposed findings and process for LADBS to either approve or deny issuance of a demolition permit based on the Project EIR. This written correspondence is included as Exhibit C of the Report on Appeal.

- On May 9, 2024, LADBS requested the Cultural Heritage Commission (CHC) to provide a recommendation on the certification of the EIR and adoption of the CEQA Findings and SOCs. This written correspondence is included as Exhibit D of the Report on Appeal

- According to the Project applicant, a break in occurred on the property in May 2024 which caused damage to the Barry Building.[29]

- On June 6, 2025, prior to the Commission Hearing, LADBS issued The Letter of Determination which states as follows:

"To the extent this decision becomes final, either because no appeal is filed or it is ultimately upheld on appeal, before issuance of the demolition permit on the Project, the demolition permit will be referred to the Cultural Heritage Commission (CHC) pursuant to Los Angeles Administrative Code (LAAC) Sections 22.171.14 and 22.171.15. Under these Sections, the CHC and the City Council have authority to suspend issuance of a demolition permit to hold public hearings addressing preservation of a monument, but CHC and the City do not have the authority to condition or deny a demolition permit for any purpose, including to mitigate or avoid environmental impacts. As such, any action under LAAC Sections 22.171.14 or 22.171.15 is not appealable for purposes of CEQA or otherwise."

- An updated economic analysis (hereafter "Additional Cost Analysis") was provided by the Applicant on July 15, 2024.[30] Additional reports attached to this analysis included:
  - *Revised Cost Estimate*, Hill International (June 27, 2024) (Attachment H to the Additional Cost Analysis); and
  - *Revised Revenue Analysis*, CBRE, Inc. (July 2024) (Attachment I to the Additional Cost Analysis)

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[29] Appeal Report, PDF page 109.

[30] The Additional Cost Analysis was provided to the Office of Historic Resources, in a letter from E. Casey dated July 15, 2024. (See Letter from E. Casey to K. Bernstein, *RE: 11973 San Vicente Boulevard Project/ENV-2019-6645-EIR/State Clearinghouse No. 2020110210 ("Barry Building")* (July 15, 2024).)

These documents were not provided to the public during the EIR process in either the DEIR or FEIR and the public was thus deprived of the opportunity to comment on this important information.

- The applicants July 15, 2024 letter (which was included as an attachment to the September 17, 2024, CHC Letter), provides the applicant's analysis of why the benefits, goals, and objectives of the proposed project outweigh the impact of the demolition of the HCM, and constitutes the applicant's draft Statement of Overriding Considerations.

- On September 5, 2024, the CHC held a hearing and considered the EIR and CEQA Findings and OHR Staff Recommendation Report. Staff recommended that CHC recommend that LADBS certify the EIR **and that LADBS not adopt a Statement of Overriding Considerations**.

- On September 17, 2024, CHC issued a written letter reflecting their decision made the September 5, 2024 meeting (CHC Recommendation) wherein CHC recommended that LADBS certify the EIR **and that LADBS not adopt a Statement of Overriding Considerations** as it was not supported by substantial evidence. The CHC Recommendation was based on the Staff Recommendation Report prepared by Office of Historic Resources ("OHR") and attached to the CHC correspondence. The letter and its attachments which include the hearing transcript are included as Exhibit E of the Report on Appeal.

- In November 2024, the Applicant provided additional economic analysis to the City (hereafter "Updated Cost Analysis"),[31] including:
  - *Barry Building Retrofit Scope Costs*, Hill International (October 3, 2024)
  - *Barry Building Proposed Retrofit*, Englekirk Structural Engineers (September 9, 2024)
  - *Barry Building - Opinion of Probable Retrofit Cost*, Hill International (November 6, 2024) *Appraisal Report*, CBRE, Inc. (November 8, 2024)

This information was not provided to the public during the EIR process in either the DEIR of FEIR.

- On June 6, 2025, LADBS issued a determination (LADBS Determination) certifying the Project EIR pursuant to CEQA Guidelines Section 15090; adopting a Mitigation Monitoring Program (MMP), CEQA Findings, Statement of Overriding Consideration for the Project; and a finding under LAMC Section 91.106.4.5, that based upon the whole of the record, including the CEQA Findings (labeled EIR Findings) and the SOC, a demolition permit may be issued

[31] The Updated Cost Analysis was provided to the City on November 14, 2024. (See Letter from E. Casey to J. McCrea, *RE: 119 73 San Vicente Boulevard Project / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210* (November 14, 2024).)

because specific economic, social, or other considerations make infeasible the preservation of the Barry Building. This determination is included as Exhibit B of the Report on Appeal.

- On July 8, 2025, a timely appeal was filed by Brandt-Hawley Law Group on behalf of the Angelenos for Historic Preservation, challenging the LADBS Determination. The appeal is included in Appendix A of the Report on Appeal.

- On October 15, 2025 LADBS issued its Report on Appeal From Determination of Superintendent of Building denying the appeal to the Board of Building and Safety Commissioners ("BBSC"). LADBS exceeded its standard 60-day period to respond to the appeal, providing a response 37 days late.

- On December 1, 2025, Channel Law Group filed a California Environmental Quality Act ("CEQA") appeal on behalf of the appellants.

V. EIR DEFECTS

There are significant defects in the EIR. As detailed, herein, the EIR lacks an accurate, stable or finite project description, it fails to contain a reasonable range of feasible alternatives, and it fails as an information document.

A. Lack of an Accurate, Stable and Finite Project Description

The definition of the Project Site was not consistent between the NOP and DEIR. **Figure 2** provides a comparison of the Project Site as shown in the NOP and as shown in the DEIR.

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Project Location Map from Notice of Preparation



Project Location Map from DEIR

FIGURE 2: Comparison of Project Site as Shown in the Notice of Preparation and DEIR

This difference in the definition of the Project Site is important, as the DEIR's definition constrains the range of alternatives that could be designed and thus the ability, potentially, to include a feasible alternative in the DEIR. The same map from the NOP[32] , which shows the Project Site as including portions of APN 4404-025-016 also appears in the Initial Study as Figure 3-2.[33] DEIR page II-12 indicates that "Demolition would take place within the Project Site, while the adjacent parcel to the north (APN 4404-025-016) would be used for staging." However, DEIR Figure II-8 states that "*The portion of the parking lot on APN 4404-025-016 is not part of the Project Site.*"

B. Failure to Include Feasible Alternatives

The EIR fails to include any feasible alternatives according to information submitted to the City by the applicant prior to preparation of the FEIR, and accepted as true by the City. The

[32] Page 2 of NOP: https://planning.lacity.gov/odocument/a1615f80-cad7-4aa3-84d1-e06be1e507ea/NOP_Sigend_Combined.pdf

[33] PDF page 15 of Initial Study: https://planning.lacity.gov/odocument/c313ab5e-fd40-45bb-bd83-3459808111a3/Barry_Building_Initial_Study.pdf

range of alternatives considered in the EIR is thus manifestly unreasonable, since the City accepted the applicant's assertion that they were all infeasible, prior to completion of the FEIR. The EIR fails to include a number of potentially feasible alternatives or to modify the alternatives so as to make them feasible. Examples of potentially feasible alternatives are presented below for illustrative purposes and to show that it is possible to define feasible alternatives to the Project.

1. Alternative A - Alternative 2 With Mills Act and/or Tax Credits and/or Sale of Unused Portions of Ownership

Alternative 2 was rejected due to the City's finding of financial infeasibility. The EIR fails to include an alternative where costs are partially offset by participation in the City's Mills Act Program or Tax Credits. The EIR also fails to explore whether a sale of other adjacent parcels owned by 11973 San Vincente, LLC could provide partial funding for the Project rendering it financially feasible. The City needed to address whether there were measures, like these, that the Project applicant declined to adopt, which could render Alternative 2 financially feasible and whether these mechanisms would also apply to Alternative 3.

2. Feasible Alternatives Are Available

Table 3 provides a comparison of the "Residual Land Value" of a number of variations of Alternative 2 and Alternative 3. The spreadsheets for each scenario are provided in **Exhibit C**.

The analyses summarized in the table approximate the costing used in the CBRE analysis on which the City's Findings are based. The City rejected Alternatives 2 and 3 as economically infeasible, because the Residual Land Value was less than zero. The purpose of the spreadsheets is to demonstrate that: (1) economically feasible alternatives in which the Barry Building is rehabilitated are possible; and, (2) the sensitivity of the analysis to CBRE assumptions, including the assumption of an 18% developer profit.34 The table, in combination of the remainder of the discussion of possible alternatives, herein, serves to demonstrate that the range of alternatives in the EIR is manifestly unreasonable and was designed to accomplish the Project applicant's aim of clearing the site, as part of the assembly of adjoining vacant parcels for future development by the applicant or others.

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[34] The Residual Land Value calculations are approximations, but serve to show that it is possible to craft economically feasible alternatives to the proposed Project, which eliminate the significant unmitigable impacts of the Project.

TABLE 3
Alternative Scenarios and Cost Analysis Summary

Description	Barry Building sf	New Construction sf	Demolition sf	Developer Profix	Residual Value
Alternative 2 - EIR - 18% Developer Profit	12,800	0	0	18.00%	-$5,670,528.00
Alternative 2 - 15% Developer Profit	12,800	0	0	15.00%	-$5,329,536.00
Alternative 2 - 10% Developer Profit	12,800	0	0	10.00%	-$4,761,216.00
Alternative 3 - EIR - Partial Demo, 18% Developer Profit	8,959	10,816	4,203	18.00%	-$3,319,966.00
Alternative 3 - Partial Demo, 18% Developer Profit	8,959	65,000	4,203	18.00%	$39,346.41
Alternative 3 - Partial Demo, 15% Developer Profit	8,959	50,000	4,203	15.00%	$317,649.00
Alternative 3 - Partial Demo, 15% Developer Profit	8,959	47,000	4,203	15.00%	$73,482.00
Alternative 3 - Partial Demo, 10% Developer Profit	8,959	30,000	4,203	10.00%	$57,338.46
Alternative 3 - EIR - No Demo, 18% Developer Profit	12,800	95,000	0	18.00%	$223,556.00
Alternative 3 - EIR - No Demo, 15% Developer Profit	12,800	70,000	0	15.00%	$372,046.00
Alternative 3 - EIR - No Demo, 10% Developer Profit	12,800	45,000	0	10.00%	$360,162.00

Alternative 2 = Rehabilitation Barry Building
Alternative 3 = Rehabilitation Barry Building + New Construction

ASSUME CBRE Costing Is Accurate - SBRE costing assumptions have not been independently verified as part of this analysis

3. Feasible Alternative B - Alternative 3 With 30,000 square feet of New Development

According to DEIR page II-1

> The approximately 26,586 square foot (0.61-acre) Project Site (APN 4404-025-008) is currently improved with an existing two-story (approximately 23.5 feet in height), approximately 13,956 square foot commercial building (with 12,800 square feet of leasable space) commonly referred to as the Barry Building and a portion of a surface parking lot.

The cost analysis treats 12,800 square feet of the building as leasable. According to page II-12 of the DEIR:

> The Project Site has a General Plan land use designation of Neighborhood Office Commercial and is zoned C4-1VL (Commercial Zone, Height District 1VL). The Commercial Zone permits a range of commercial uses including retail and office uses. Within Height District 1VL, the C4 zone allows for a building height maximum of up to 45 feet and establishes a floor area ratio (FAR) of 1.5:1.

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Given the FAR of 1.5:1, that means that 39,879 square feet of development is allowable on the site,[35] before adjusting Floor Area as provided in LAMC Section 14.2.7.[36] Based on a rough calculation, this would allow for an additional approximately 25,923 square feet of new development on the Project site assuming retention of the full Barry Building and all of the 13,956 sq. ft of the Barry Building is treated as floor area.

Under Alternative 3, 4,203 square feet of the Barry Building would be demolished, reducing its full size to 9,753 and its leasable space to 8,956. Based on a rough calculation, this would allow for an additional approximately 30,126[37] square feet of new development on the Project site if all of the 9,753 sq.ft of the retained portion of the Barry Building is treated as floor area. As shown in **Table 3**, this alternative is economically feasible with a developer profit margin of 10 percent, conservatively treating all of the new construction as floor area, as shown in the spreadsheet included in **Exhibit C**. Parking could be accommodated on parcel 4404-025-016, which is owned by the Project Applicant and zoned P-1VL-O.

4. New Feasible Alternative C – Rehabilitation of the Barry Building and New Development on Adjacent Parcels owned by the Project Site's Owner 11973 San Vincente, LLC.

This Alternative would include rehabilitation of the Barry Building, compliance with the Soft Story Ordinance, and new development on the Project site and portions of the some or all of the four parcels owned by 11973 San Vincente, LLC, shown in **Figures 3 and 4**. **Table 4** shows the combined lot area of the two parcels zoned C4-1VL.

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[35] Per Sec. 2C.4.1: *Floor area ratio or FAR is defined as the measurement of the total floor area of all buildings on a lot in relation to the size of the lot.* https://zoning.lacity.gov/browse/2#2C.4.1.

[36] For what is included in building floor area, see: https://zoning.lacity.gov/browse/14#14.2.7

[37] 39,879 - 9,753 = 30,126.

FIGURE 3:
Parcels Included in Alternative C

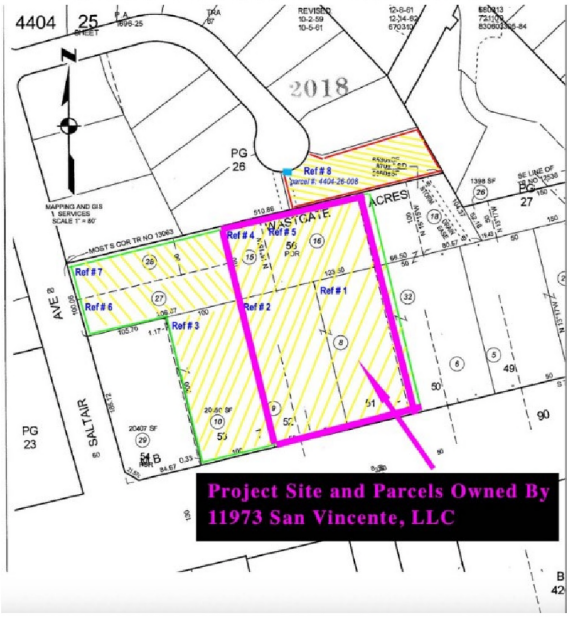


FIGURE 4:
Combined Area of Parcels Included in Alternative C per ZIMAS



TABLE 4
LOT SIZE AND ZONING ALTERNATIVE C

	Address	APN	Lot Size[38]	Zoning	GP
1	None	4404-025-008	26,586.4	C4-1VL	Neighborhood Office Commercial
2	11977 W. San Vincente Blvd	4404-025-009	9,986.2	C4-1VL	Neighborhood Office Commercial
4	None	4404-025-015	5,002.6	P-1VL-O	Neighborhood Office Commercial
5	None	4404-025-016	13,233.8	P-1VL-O	Neighborhood Office Commercial
		TOTAL	**54,809**		C4 Area = 36,572.6

The area zoned C4-1VL is 36,572.6 and at a FAR of 1.5:1 would accommodate 54,858.9 square feet of development. The Barry Building is a 13,956 square foot commercial building (with 12,800 square feet of leasable space). This would leave approximately 40,902.9 square feet of FAR available for development on the two C4 parcels. This alternative is economically feasible with a developer profit level of 9%, conservatively treating all of the 40,902 sf of new development as floor area, as shown in the spreadsheet included in **Exhibit C**. Parking could be accommodated on the P-1VL-O lots.

5. Feasible Alternative D – Retention and Rehabilitation of Barry Building and New Construction on Expanded Project Site on Parcels Owned by both Project Applicant 11973 San Vincente, LLC and also commonly owned 11991 San Vincente, LLC

This Alternative would include rehabilitation of the Barry Building, compliance with the Soft Story Ordinance, and new development on the four parcels owned by 11973 San Vincente, LLC and the four parcels owned by 11991 San Vincente, LLC, as shown in **Figure 5**. **Figure 6** shows the combined lot area of the three parcels zoned C4-1VL.

[38] ZIMAS records for each parcel.

FIGURE 5:
Parcels Included in Alternative D

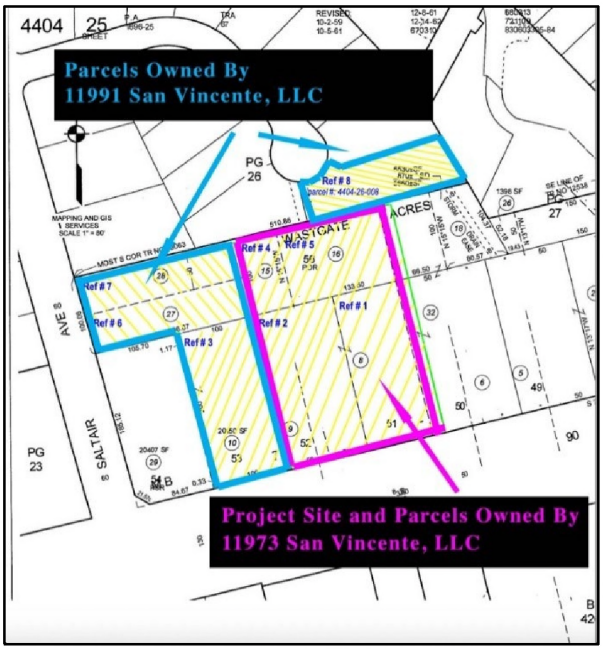


FIGURE 6:
Location and Combined Area of C4-1VL Parcels Included in Alternative D Per ZIMAS



TABLE 5
LOT SIZE AND ZONING ALTERNATIVE B

	Address	*APN*	*Lot Size*[39]	*Zoning*	*General Plan Designation*
1	None	4404-025-008	26,586.4	C4-1VL	Neighborhood Office Commercial
2	11977 W. San Vincente Blvd	4404-025-009	9,986.2	C4-1VL	Neighborhood Office Commercial
3	11991 1-9 W San Vincente Blvd	4404-025-010	19,972.8	C4-1VL	Neighborhood Office Commercial
4	None	4404-025-015	5,002.6	P-1VL-O	Neighborhood Office Commercial
5	None	4404-025-016	13,233.8	P-1VL-O	Neighborhood Office Commercial
6	644 S. Saltair Ave	4404-025-027	10,387.1	RS-1-O	Low Residential
7	None	4404-025-028	2,346.1	RS-1-O	Low Residential
8	11901 W Saltair Ter	4404-026-008	12,316.6	RS-1-O	Low Residential
		TOTAL	**99,831.6**		C4 Area = 56,545.4

The area zoned C4-1VL is 56,545.4 and at a FAR of 1.5:1 would accommodate 84,818.1 square feet of development. The Barry Building is a 13,956 square foot commercial building (with 12,800 square feet of leasable space). This would leave approximately 70,862.1 square feet of FAR available for development on the three adjacent C4 parcels. This alternative is economically feasible with a developer profit level of 15%, conservatively treating all of the 70,862.1 sf of new development as floor area, as shown in the spreadsheet included in **Exhibit C**. Parking could be accommodated on the P-1VL-O lots.

C. Failure to Analyze a Reasonable Scope of Alternatives

The range of alternatives analyzed in the DEIR is manifestly unreasonable because none of them consider the availability of adjacent sites to develop or sell off in order to render financially feasible the preservation of the Barry Building. In this case, 11973 San Vicente, LLC (the applicant) owns adjacent property to the west and to the north of the Project Site while 11991 San Vicente, LLC owns further property to the west and north of those sites. The EIR did not consider development on the adjacent sites to capture the value of unused development rights from the Barry Building parcel, or to effectively subsidize restoration of the Barry Building by combining restoration with new development that would, in aggregate, be financially feasible.

Additionally, the EIR fails to provide any evidence that the applicant cannot reasonably acquire, control or otherwise have access to the parcels held by 11991 San Vicente, LLC. The evidence here strongly suggests that the parcels are so closely related in ownership that the applicant could acquire, control or otherwise have access to the parcels—requiring their consideration in the alternative analysis. (Guidelines § 15126.6(f)(1).)

[39] ZIMAS records for each parcel.

- 11973 San Vicente, LLC and 11991 San Vicente, LLC have the same managers (William Harold Borthwick and Charles T. Munger, Jr.), the same principal office address (200 N. Larchmont Blvd.), the same mailing address (515 S. Flower St.) and the same agent for service of process (Stacey A. Sullivan). (**Exhibit B**).

- The LLCs have virtually identical histories of filings with the California Secretary of State as documented over nine years of records, as shown in **Exhibit B**:

  1. The LLCs were formed just weeks apart from each other in 2017 with the same two managing members (January 30, 2017 for 11973 San Vicente, LLC and February 21, 2017 for 11991 San Vicente, LLC);
  2. Both LLCs amended their articles on August 13, 2024 to change from more than one manager to one manager in 2024 with William H Borthwick being the manager;
  3. Both LLCs filed Statements of Information on February 13, 2025;
  4. Both LLCs amended their articles on February 19, 2025 to change from one manager to more than one manager with both William H Borthwick and Charles T. Munger Jr. being the managers;
  5. Both LLCs filed Statements of Information on June 16, 2025, both of which changed the address for the agent of service of process from 300 S. Grand Ave., 37th Floor to 200 N. Larchmont Blvd.

- The managing members of both LLCs (William Harold Borthwick and Charlies T. Munger, Jr.) are family members. See **Exhibit D** (Wikipedia entry) and **Exhibit E** (The Real Deal article).

- Moreover, title reports for all parcels owned by 11973 San Vicente, LLC and 11991 San Vicente, LLC show that all five parcels were acquired on the same day (April 27, 2017), by the same type of transfer (non-arm's length quitclaim) and from the same Munger-family entities (Charles T. Munger, the Munger Community Property Revocable Trust, and the NBACTMC II Partnership).[40] (See **Exhibit F** [Property Profile for 11973 San Vicente Blvd.]; **Exhibit G** [Property Profile for 11977 San Vicente Blvd.]; **Exhibit H** [Property Profile for 11991 San Vicente Blvd.]; **Exhibit I** [Parcel Profile for 11901 Saltair Ter.]; and **Exhibit J** [Property Profile for 664 S. Saltaire Ave.].) Screenshots summarizing the April 27, 2017 transactions are shown below:

[40] The NBACTMC II Partnership appears to be a Munger-owned property of Nancy Barry and Chares T. Munger based on Secretary of State filings for NBACTMC III, LLC and NBACTMC IV, LLC—both of which include William H. Borthwick and Charles T. Munger, Jr. as managing members.

Property Profile for 11973 San Vicente Blvd.
(Exhibit F)

Buyer / Borrower	Seller
11973 SAN VICENTE LLC	MUNGER, CHARLES T; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; THE NBACTMC II PARTNERSHIP

Property Profile for 11977 San Vicente Blvd.
(Exhibit G)

Buyer / Borrower	Seller
11973 SAN VICENTE LLC	MUNGER, CHARLES T; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; THE NBACTMC II PARTNERSHIP

Property Profile for 11991 San Vicente Blvd.
(Exhibit H)

Buyer / Borrower	Seller
11991 SAN VICENTE LLC	MUNGER, CHARLES T; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; THE NBACTMC II PARTNERSHIP

Property Profile for 11901 Saltaire Ter.
(Exhibit I)

Buyer / Borrower	Seller
11991 SAN VICENTE LLC	MUNGER, CHARLES T; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; THE NBACTMC II PARTNERSHIP

Property Profile for 644 S. Saltaire Ave.
(Exhibit J)

Buyer / Borrower	Seller
11991 SAN VICENTE LLC	MUNGER, CHARLES T; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; THE NBACTMC II PARTNERSHIP

Preservation architect Fran Offenhauser has submitted a declaration establishing that the failure to consider the value and development rights of adjacent property was a fundamental methodological error in the EIR's alternatives analysis. (**Exhibit K**.)

D. Failure as an Informational Document

The DEIR did include the following appendices:

- Appendix G: Seismic Assessment
- Appendix H-1: Mothballing Memo
- Appendix H-2: Alternatives Structural Analysis
- Appendix H-3: Soft Story Memorandum
- Appendix H-4: Historic Memo (Alt 1)
- Appendix H-5: ADA Upgrade Report
- Appendix H-7: Historic Memo (Alt 2)
- Appendix H-9: Historic Memo (Alt 3)

However, the DEIR failed to provide sufficient information to allow independent review of the structural engineer's conclusion that additional seismic upgrades to the building were required even with the Soft Story Retrofit, and did not include the cost analysis used by the applicant to convince the City the alternatives were financially infeasible. The EIR thus failed as an information document since it did not provide the public with sufficient information to review these conclusions. It also fails as an information document because it did not include any alternatives which the City agreed were feasible.

E. Inadequate Response to Comments

CEQA Guidelines Section 15088(c) requires that the responses to comments on the DEIR:

> The written response shall describe the disposition of significant environmental issues raised (e.g., revisions to the proposed project to mitigate anticipated impacts or objections). In particular, the major environmental issues raised when the Lead Agency's position is at variance with recommendations and objections raised in the comments

> must be addressed in detail giving reasons why specific comments and suggestions were not accepted. There must be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information will not suffice.

In comment B1-4 ("Blue letter") and other comments, members of the public raised the issue of the applicant's ownership of adjacent parcels. These comments were relevant to the definition of a reasonable range of alternatives that would reduce or eliminate the significant unmitigable impacts of the proposed Project. The response states that:

> . . . It is also noted that the entity that owns the Subject Property does not own the parcels identified as APNs 4404-025-010, 4404-025-027, 4404-025-028, and 4404-026-008.
>
> The Applicant has sent a letter to the City providing further details as to the ownership of the adjacent and nearby parcels that are identified in the documents in Attachment F (to the comment letter). A copy of that letter is attached as Appendix C to this Final EIR."

The applicant's letter in Appendix C states:

> We have reviewed the Statements of Information from the California Secretary of State for 11973 San Vicente, LLC and 11991 San Vicente, LLC and the Property Detail Reports attached to the Blue Letter. The information is accurate however, the documents do not detail ownership interests in the limited liability companies identified on those documents, namely, 11973 San Vicente, LLC and 11991 San Vicente, LLC. The ownership interests for those companies are different and are not the same.

The response that "there are different entities" is not a good faith reasoned analysis given, as shown in **Exhibit B** to this letter, the two entities have the same managers, the same principal office address, the same mailing address, the same agent for service of process, an identical history of amendments spanning over nine years and where the managers are family members. The question is "whether the proponent can reasonably acquire, control or otherwise have access to the alternative site. (Guidelines § 15126.6(f)(1).) The City's reliance on this information to respond to a fundamental question about the feasibility of alternatives to preserve the Barry Building is not a good faith, reasoned analysis because it does not address the criteria for considering the feasibility of alternative site expressly stated in the Guidelines. (Guidelines § 15126.6(f)(1).) The City must request detailed ownership information regarding the LLCs and provided an abstract summarizing non-confidential information to substantiate its response in the Response to Comments. The record here demonstrates that the City failed entirely to even investigate the relationship between the owners beyond accepting the applicant's counsel's statement that the ownership interests are "different"—a statement that is irrelevant for CEQA purposes. The lack of relevant information and the City's complete failure to obtain information

regarding ownership and present a non-confidential abstract to the public renders the response to comments inadequate.

VI. THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS ARE NOT SUPPORTED BY SUBSTANTIAL EVIDENCE

The Findings and Statement of Overriding Consideration ("SOC") are included as Exhibit A to the June 6, 2025 Department of Building and Safety Letter of Determination.[41] They are not supported by Substantial Evidence and/or Substantial Evidence refutes the Findings and SOC.

A. The Cultural Heritage Commission Found That the Statement of Overriding Considerations Was Not Supported By Substantial Evidence

The Findings and Statement of Overriding Consideration were reviewed by the City's Cultural Heritage Commission ("Commission"). LAMC Section 22.171.14(b) requires the Commission to:

> (b) **Standards for Issuance of a Permit for the Demolition or Relocation of a Site, Building or Structure Designated a Monument.** The Commission shall base its determination on the approval of a permit for the demolition or removal of any Monument on the following:
>
> 1. A report regarding the structural soundness of the building or structure and its suitability for continued use, renovation, restoration or rehabilitation from a licensed engineer or architect who meets the Secretary of the Interior's Profession Qualification Standards as established by the Code of Federal Regulations, 36 C.F.R. Part 61. This report shall be based on the Secretary of the Interior's Standards for Architectural and Engineering Documentation with Guidelines; and
>
> 2. Compliance with the California Environmental Quality Act, Public Resources Code Section 21000, et seq.

While the CHC was not presented with a required reuse report, the CHC did consider the information from the applicant's structural engineer. Following its review of the EIR and information presented at the hearing, the Cultural Heritage Commission recommended that the Department of Building and Safety **not adopt a Statement of Overriding Considerations**

[41] Starting on page 30 of pdf 25-1518_misc_5_12-16-25, Report on Appeal From Determination of Superintendent of Building, dated 10/15/2025, available at: https://cityclerk.lacity.org/onlinedocs/2025/25-1518_misc_5_12-16-25.pdf

because the CHC found, after reviewing the EIR and record, that <u>there was not substantial evidence</u> in the record to support the adoption of a Statement of Overriding Considerations. The reasons the Commission recommended against adopting the Statement of Overriding Considerations are detailed in the Los Angeles Department of City Planning's September 5, 2024, Recommendation Report to the Commission[42] and repeated below (emphasis added):

> **2. There is not substantial evidence in the record to support the adoption of a Statement of Overriding Considerations.**
>
> As outlined in LAMC 91.106.4.5, if the CEQA Initial Study and Checklist determines the building or structure meeting the requirements is historically "significant," LADBS shall not issue the permit to demolish, alter, or remove the building or structure without first finding that specific economic, social, or other considerations make infeasible the preservation of the building or structure. CEQA Guidelines Section 15093(b) dictates that a public agency or decision-maker must adopt a SOC if significant adverse environmental effects have been identified in the EIR that cannot be substantially mitigated to an insignificant level or be eliminated. The purpose of a SOC is to document a finding that the benefits of a project outweigh the project's significant and unavoidable impacts as balanced by the decision-maker, in this case LADBS. As per California Code of Regulations Title 14 Section 15093, if the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered 'acceptable.'
>
> A key policy of CEQA under PRC Section 21001 (b) and (c) is that the City as the lead agency, "take all action necessary to provide the people of this state with clean air and water, enjoyment of aesthetic, natural, scenic, and historic environmental qualities and preserve for future generations representations of all plant and animal communities and examples of the major periods of California history."
>
> As outlined in its July 15, 2024 letter (attached), the applicant contends that the benefits, goals, and objectives of the proposed project outweigh the impact of the demolition of the HCM for the following reasons: 1) *Removal of an existing safety hazard and seismically unsafe and noncompliant structure; 2) Removal of an attractive nuisance for vandals, transient populations, loitering, and other unlawful behavior; 3) Clear the existing property of noncompliant structures in a manner that will not preclude any future development consistent with existing zoning; and 4)*

[42] Exhibit E1 of the Appeal Report, beginning on PDF page 82.

Comply with the Soft-Story Ordinance, which provides for demolition at the owner's option, within the time limits as specified in the Ordinance, is the only economically feasible course of action.

Staff recommends that the above benefits of the project are not supported with substantial evidence based on the following. The subject building was constructed in 1951 and has withstood the test of time, remaining standing over the past 70 years through multiple significant seismic events including in 1971 (San Fernando, magnitude 6.6), 1987 (Whittier-Narrows, magnitude 5.9), and 1994 (Northridge, magnitude 6.7). **At the time that the building was vacated in 2016, the subject building was not deemed dangerous or unfit for human habitation by LADBS nor was it slated to be condemned.**

Furthermore, it can be argued that the property owner created this problem by voluntarily vacating the building and leaving it unoccupied for over eight years. The proposed project is to demolish the building, rendering the site a vacant lot, with no proposed replacement structure. **In the balancing test of a project's public benefit versus its impacts to historical resources under CEQA, a vacant lot frequently contributes to additional community problems, serving as a further detriment while not conferring any additional benefits.** As it is commonly known, vacant lots (inclusive of vacant buildings) can have many negative impacts on communities that include increases in crime, vagrancy, damaging effects on mental and physical health, a reduction in values of neighboring properties, and decreased tax revenue.[43] Vacant lots also detract from efforts to create cohesive, vibrant, and pedestrian-friendly neighborhood commercial corridors, such as the San Vicente Commercial Corridor as highlighted in a report published by the National Trust for Historic Preservation and the Urban Land Institute.[44]

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[43] Citing: (1) Branas, C. C., Rubin, D., & Guo, W. 2013. "Vacant Properties and Violence in Neighborhoods." *ISRN Public Health*, *2012*, 246142. https://doi.org/10.5402/2012/246142; and (2) Stern, Matthew, and T. William Lester. 2020. "Does Local Ownership of Vacant Land Reduce Crime? An Assessment of Chicago's Large Lots Program." *Journal of the American Planning Association* 87 (1): 73-84. https://www.tandfonline.com/doi/full/10.1080/01944363.2020.1792334. https://chicagopolicyreview.org/2020/12/08/impacts-of-local-ownership-of-vacant-land-on-crime/.

[44] Citing: National Trust for Historic Preservation Preservation Green Lab and the Urban Land Institute. "Untapped Potential: Strategies for Revitalization and Reuse." 2017. https://ohp.parks.ca.gov/pages/1054/files/Untapped%20Potential%20Green%20Lab%20ULI.pdf.

In addition, one of the primary objectives of the Brentwood-Pacific Palisades Community Plan is to "preserve and enhance neighborhoods with a distinctive and significant historic character" and the plan actively promotes the protection and reuse of the area's historic resources through its policies. Nevertheless, retaining the subject building does not preclude a future project that may involve the demolition of the building and construction of a new building. As stated by the applicant, there is not a foreseeable project, so it is not appropriate to weigh the purely speculative benefit of clearing the lot for an unknown future project.

And finally, out of the over 880,000 parcels in the City of Los Angeles, only 12,347 buildings are subject to the Soft-Story Retrofit Program, and of these 76-percent have complied as of February 2024; 30 of these, or 0.2 percent, complied through demolition. According to the applicant, **only three other Historic-Cultural Monuments are subject to this ordinance-all of which have complied with the ordinance by retrofitting the building.** These three buildings are the Elkay Apartments (HCM #368) located at 638-642% S. Kelton Avenue that complied with the ordinance in 2022, the Sheets Apartments (HCM #367) located at 10919 W. Strathmore Drive that complied with the ordinance in 2022, and the Roberts Apartments (HCM #1185) located at 3740-3744 Landa Street; 1780 N. Griffith Park Boulevard that complied with ordinance in 2020.

Applicants argue the benefit of the project is the "*removal of an existing safety hazard and seismically unsafe and noncompliant structure."* However, it is arguable that **substantial evidence does not support that it is necessary to demolish the building to attain this "benefit." Compliance with the Soft-Story Retrofit Program only requires the south facade of the building to be retrofitted and would not require any accessibility upgrades. As an historical resource, the subject building would be able to utilize the California State Historical Building Code, which provides alternative building regulations for permitting repairs, alterations, and additions necessary for the preservation, rehabilitation, relocation, related construction, change of use, or continued use of a qualified historical building or structure.** Specifically, the code is intended to provide for reasonable safety from fire, seismic forces or other hazards for occupants and users of such buildings, structures and properties and to provide reasonable availability and usability by the physically disabled. In addition, **if upgrades were pursued, the Americans with Disabilities Act (ADA) enables designated historical properties to meet minimum standards if full compliance with the regular code would threaten or destroy the historical significance of the property.** As such, while it may be a benefit to remove the hazard, **demolition is <u>not</u> necessary to remove the hazard.**

> Apart from the potential loss of the designated historic resource, the Barry Building is one of the rare examples of commercial mid-20th century modern design designated as an HCM. In fact, a preliminary review suggests that out of over 1,300 designated HCMs, the Barry Building is only one of a handful of modernist commercial buildings that include: the Neutra Office Building (HCM #676; constructed in 1951); the Jones and Emmons Building (HCM #696; constructed in 1954); CBS Columbia Square Studios (HCM #947, constructed in 1938); and the Musicians Union of Hollywood (HCM #1158, constructed in 1950). Further, of the 51 HCMs in the Brentwood-Pacific Palisades community, there are only two other commercial buildings: the Gas Station (HCM #387) on South Barrington Avenue and the Pacific Palisades Business Block (HCM #276) on Sunset Boulevard and Via de la Paz. Additionally, the subject building is significant to the cultural identity of the San Vicente Commercial Corridor. As a well-recognized gathering spot and local landmark, the subject building's relationship between its commercial identity and its unique architectural design have contributed greatly to the growth and development of San Vicente Boulevard as a vibrant commercial corridor.

(Emph. added.)

B. <u>The Statement of Overriding Considerations is Not Supported By Substantial Evidence</u>

The Statement of Overriding Considerations alleges:[45]

> Each of the following overriding considerations separately and independently (i) outweighs the adverse environmental impacts of the Project, and (ii) justifies adoption of the Project and certification of the completed EIR. In particular, achieving the underlying purpose for the Project would be sufficient to override the significant environmental impacts of the Project.
>
> 1. The Project would remove an existing safety hazard and seismically unsafe structure, which includes significantly seismically overstressed building portions, in compliance with the Soft Story Ordinance, and objectives to protect public safety or possible occupants in the event of a moderate to severe earthquake;
>
> 2. The Project would remove an attractive nuisance, namely a building known to be vacant, that may give rise to break-ins and other unlawful behavior, and which could pose safety and other

[45] Ibid. Page 66.

risks to the surrounding community and adjacent properties for unlawful behavior within a structurally unsound building;

3. The Project would pursue an economically feasible improvement to the property in a manner that will also benefit the surrounding community by removing public safety risks and health hazards;

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

5. The Project would create jobs during demolition for construction workers in the City.

These findings are not supported by substantial evidence or are contradicted by substantial evidence for the following reasons:

C. The Alternatives Would Cure the Seismic Safety Hazard Issue

The SOC alleges that: the "Project would remove an existing safety hazard and seismically unsafe structure, which includes significantly seismically overstressed building portions, in compliance with the Soft Story Ordinance, and objectives to protect public safety or possible occupants in the event of a moderate to severe earthquake." The Cultural Heritage Commission implicitly rejected the contention that the building is seismically unsafe, as discussed above. It did so after hearing from the applicant's structural engineer,[46] as part of its consideration of whether the SOC was supported by substantial evidence.

Both of the environmentally superior alternatives, Alternative 1 – No Project with Soft Story Ordinance compliance and Alternative 2 – Rehabilitation of the Barry Building would cure the unsafe nature of the structure and comply with the City's Soft Story Ordinance, while eliminating the unmitigated impacts of the proposed Project, as detailed herein. (See **Exhibits A and L**). Furthermore, as detailed herein, it is possible to craft a version of Alternative 3 which is financially feasible and which rehabilitates the full Barry Building by providing construction of additional commercial space on the Project site. Overriding Consideration #1 is thus not supported by substantial evidence, or is countered by substantial evidence provided herein which demonstrates that Alternatives 1, 2 and 3 are superior to the proposed Project in meeting this aim.

[46] Cultural Heritage Commission Meeting of September 5, 2024, audio available at: https://planning.lacity.gov/plndoc/Audio/CHC/2024/09-05-2024/4_CHC_2007_1585.mp3; see transcript at **Exhibit M**.

D. The Alternatives Would Remove the Nuisance Issue

There is limited evidence in the record that the Project would "remove an attractive nuisance, namely a building known to be vacant, that has given rise to break-ins and other unlawful behavior, and which has posed safety and other risks to the surrounding community and adjacent properties for unlawful behavior within a structurally unsound building." Los Angeles City Building Code Section 8904.1 specifies the Duties of the Owners of Vacant Property, including:

> It shall be unlawful for the owner or person in control of a parcel of land to permit the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar nuisance conditions on a parcel or in and around any building or structure located on a parcel. The Department may order the fencing of such a parcel in the manner described below.
>
> It shall be unlawful for the owner or person in control of a parcel of land to allow a vacant building or structure to be open to unauthorized entry on that land. The entire building or structure shall be securely maintained. The owner or person in control of a vacant building, structure, or lot which is open to unauthorized entry shall secure all openings, accessible for entry from the exterior of the building or structure, and where appropriate, the entire lot itself, . . .

Section 91.8904 of the LAMC similarly specifies the duties of owners of vacant property. Since the buildings was closed by the project applicant and left to decay in 2012, there has been only one complaint about the property in April of 2017, which was resolved.

11973 W. San Vincente

Code Enforcement Information: 4

Date Received	Problem Description	Status
12/10/2012	MISCELLANEOUS COMPLAINTS	CLOSED
3/3/2017	ANY CHANGES DONE TO A PROPERTY IN AN HISTORICAL AREA	CLOSED
3/3/2017	ANY CHANGES DONE TO A PROPERTY IN AN HISTORICAL AREA	CLOSED
4/4/2017	ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC	CLOSED

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11975 W. San Vincente

Code Enforcement Information: 4

Date Received	Problem Description	Status
12/10/2012	MISCELLANEOUS COMPLAINTS	CLOSED
3/3/2017	ANY CHANGES DONE TO A PROPERTY IN AN HISTORICAL AREA	CLOSED
3/3/2017	ANY CHANGES DONE TO A PROPERTY IN AN HISTORICAL AREA	CLOSED
4/4/2017	ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC	CLOSED

The applicant reported that a break in occurred on the property in May 2024, the same month the Project was referred to the CHC and before the CHC hearing, which caused damage to the Barry Building.

Other than these two instances, there is no evidence in the record that this building functions as an attractive nuisance. The CEQA Appeal included an email from an LAPD Senior Lead Officer demonstrating that this was the only incident over ten years. If nuisance issues were more common, the City has a process for dealing and remedying the problem.

The applicant has a legal duty to ensure that the existing HCM does not function as an attractive nuisance and to properly secure the property. The Statement of Overriding Considerations thus assumes that the property owner will fail to comply with City requirements regarding securing vacant property, despite a lack of evidence that the property owner has failed to do so, and ignoring the applicants record of compliance between 2017 and just prior to the CHC hearing.

The proposed Project would create a vacant lot, which also has the potential to function as an attractive nuisance, as noted by the Cultural Heritage Commission. According to page 7, of the Report on the Appeal Determination, the applicant "has stated under penalty of perjury that the demolition of the Barry Building is not part of a larger or new development project."[47] LAMC Section 91.8904 et. seq. also applies to vacant lots stating that "It shall be unlawful for the owner or person in control of a parcel of land to permit the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar nuisance conditions on a parcel . . ." If the Statement of Overriding Considerations is to assume that the owner of the property will not comply with City requirements to ensure that the existing vacant building is not a nuisance, it must similarly assume that the owner of the property will not comply with requirements to ensure that the result of the Project, a vacant lot, is not a nuisance. By the same logic as used by

[47] PDF page 7, 108 of Report on Appeal From Determination of Superintendent of Building, dated 10/15/2025, available at: https://cityclerk.lacity.org/onlinedocs/2025/25-1518_misc_5_12-16-25.pdf

the applicant, the Project as proposed thus has the potential to result in, rather than cure an attractive nuisance. This overriding consideration is not supported by substantial evidence.

E. The Environmentally Superior Alternative Is Economically Feasible and Would Remove Public Safety Risks and Health Hazards and There Exists Other Feasible Alternatives That Would Also Remove Public Safety Risks and Health Hazards While Retaining the HCM

The applicant has argued and the Statement of Overriding Consideration states that: "The Project would pursue an economically feasible improvement to the property in a manner that will also benefit the surrounding community by removing public safety risks and health hazards." However, the two Environmentally Superior Alternatives also have this benefit, while eliminating the two significant unmitigable impacts of the Project.

The applicant has argued that these alternatives are financially infeasible. The City has accepted that without question, however, as detailed in **Exhibits A** and **L** to this letter and explained below, this is based on a faulty analysis of the costs of retaining the HCM. Alternatives 1 and 2 would comply with the City's Soft Story Ordinance, are both arguably financially feasible, and achieve the Project objectives. In addition, as demonstrated herein, if the City rejects Alternative 1 and 2 on feasibility grounds, there are other Alternatives, such as those provided herein for illustrative purposes, which would feasibly result in retention and reuse of the HCM. These alternatives cannot be rejected on the basis of financial infeasibility and financial infeasibility cannot be used as a justification for rejecting a Project Alternative that results in retention and reuse of the HCM.

The Structural Focus Report

Exhibit L contains a report by Structural Focus. The Structural Focus report concludes that the property owner's claim of "economic infeasibility" is based on a fundamental misunderstanding of the City's "Soft Story Ordinance." The report explains that the owner's consultants (Hill International and Englekirk) significantly overestimated the required work (and thus cost) involved the Alternative 1, by including voluntary upgrades rather than focusing strictly on the mandatory safety corrections. This concern was shared by the Cultural Heritage Commission. Specifically, the Structural Focus report explains:

- **Mandatory vs. Voluntary Scope:** The report explains that the Soft Story Ordinance **only** mandates retrofitting the "soft, weak, or open-front" wall lines, which in this case is limited to the first story of the "south wing". Any work beyond this (including upper stories or other wings) is entirely voluntary and not required by law.

- **Validation of Lower Cost Estimates:** The report validates the cost estimate submitted to the City by Alpha Structural, which totaled approximately $379,000 ($365,000 construction + $14,000 fees).

    - The report explains that this estimate is "far more realistic" because it targets only the mandatory ordinance requirements.

- In contrast, the Hill International estimates (exceeding $10 million) are rejected by the report's author as inflated because they rely on a discretionary "expanded scope" that the City does not require.

- **Application of Historic Building Code:** The report emphasizes that as a historic resource, the Barry Building is subject to the California Historical Building Code (CHBC), which allows for alternative, less stringent regulations than standard code.
  - Seismic forces need not exceed 75% of standard code, and the focus should be on "load path continuity" rather than a full retrofit.
  - The author argues that even the "Phase 1" retrofit proposed by the owner's engineer (Englekirk) may be overly expensive because it likely ignores these historic code allowances.

- **Conclusion on Feasibility:** The report concludes that the demolition is being justified by costs associated with *voluntary* work. If the scope were limited to the actual legal requirements (South Wing Soft Story only), the retrofit would be a fraction of the cost presented to the City.

- **The Structural Focus report is authored by David Cocke**, a licensed Structural Engineer (S.E. #3005) with over 44 years of experience. His qualifications are highly specific to this case:
  - **Author of the Regulations:** David Cocke was appointed by Los Angeles Mayor Eric Garcetti to the Technical Task Force in 2014 that wrote the mandatory seismic retrofit ordinances (including the Soft Story Ordinance) at the center of this case.
  - **State Board Member:** He is a voting member of the California Historical Building Safety Board, the state body that governs the code for historic structures.
  - **Historic Preservation Expert:** He is an acknowledged expert in the seismic evaluation of historic buildings and has served on the boards of the L.A. Conservancy, the California Preservation Foundation and Pasadena Heritage.
  - **Meets the 1997 Secretary of the Interior's Historic Preservation Professional Qualification Standards:** His studies and experience include detailed investigations of historic structures and preparation of plans and specification for preservation projects.[48]

[48] Although the current (1983) Secretary of the Interior Standards do not include a separate qualification for structural engineering, the proposed Secretary of the Interior's Historic Preservation Professional Qualification Standards which were expanded and revised in 1997 (62

- **Professional Leadership:** He is a Fellow and Past President of the Structural Engineers Institute (SEI) and the Earthquake Engineering Research Institute (EERI).

The Offenhauser/Mekeel Architects Report

Exhibit A contains a report by Offenhauser/Mekeel Architects. The Offenhauser/Mekeel Architects report is a detailed critique of the construction cost estimates provided by Hill International (on behalf of the owner) and the subsequent appraisal by CBRE. It demonstrates that these documents are "highly deceptive" and "misled decisionmakers" into approving the demolition based on inaccurate claims of economic infeasibility. As explained in more detail in the report, the Hill International and CBRE estimated suffer from:

FR 33708, June 20) do include the qualifications for engineering. See: https://www.govinfo.gov/content/pkg/FR-1997-06-20/pdf/97-16168.pdf As noted therein:

> In its 1992 amendments to the (National Historic Preservation) Act (Pub. L. 102–575), Congress recognized the evolution and growth of the professional practice of historic preservation, and an expanded . . . the number of disciplines acknowledged as key to the responsible practice of historic preservation has been increased by the Act and therefore by the National Park Service from the five identified almost 20 years earlier to 12, now including Archeology (Prehistoric and Historic), Architectural History, Conservation, Cultural Anthropology, Curation, **Engineering**, Folklore, Historic Architecture, Historic Landscape Architecture, Historic Preservation, Historic Preservation Planning, and History.

Mr. Cocke meets these enumerated standards for engineering, which have been adopted by a number of states. (See for example, Georgia, which has combined the 1983 and 1997 Secretary's standards). Although, the 1997 revision was not formally adopted for federal regulatory purposes, Mr. Cooke would qualify under the professional standard for engineering.

Pursuant to the Code of Federal Regulations, 36 CFR Part 61, the current 1983 Historic Architecture qualifications include: "The minimum professional qualifications historic in architecture are a professional degree in architecture or a State license to practice architecture, plus one of the following: 1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, **or closely related field**; or 2. At least one year of full-time professional experience on historic preservation projects. Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects." Structural engineering is a closely related field and Mr. Cocke arguably meets the current Historic Architecture qualifications, given his substantial experience in a field closely related to Historic Architecture, Structural Engineering, and the nature of his work.

- **Extreme Cost Inflation (Mandatory vs. Voluntary)**
  - **The "Required" Narrative:** The City was told that a project costing roughly **$12 million to $15 million** was "required" to save the building.
  - **The Actual Mandatory Cost:** The Offenhauser/Mekeel report calculates that using the Owner's own figures, the actual cost for the *mandatory* seismic retrofit is only **$1,579,619**.
  - **Alternative Expert Cost:** Using a specialized soft-story contractor (Alpha Structural), the cost drops further to **$1,167,441**, with the specific seismic work costing as little as **$379,000**.
  - **Source of Inflation:** The Offenhauser/Mekeel Architects report demonstrates that the owner's estimates incorrectly included millions of dollars in *voluntary* work as "required," including:
    - **Scope Creep:** Retrofitting the *entire* building when the "Soft Story Ordinance" only applies to the first floor of the "South Wing".
    - **Unnecessary Upgrades:** Adding new air conditioning, window replacements, fire alarms, and "unsubstantiated abatement" for lead/mold that are not triggered by the mandatory retrofit.
    - **ADA Exaggeration:** Including disabled access upgrades (like elevators) for the second floor, which is legally exempt for a private office building of this size.

- **Flawed Appraisal & Economic Feasibility**
  - **Circular Logic:** The CBRE appraisal claimed the building had "negative value" ($0) based entirely on the inflated Hill International construction costs.
  - **Inappropriate Use of Land Value:** The Offenhauser/Mekeel Architects report explains that relying on a "vacant land value" appraisal to justify demolition is deceptive because the land value exists whether the small 13,000 sq. ft. building remains or not.
  - **Feasibility Proven:** The Offenhauser/Mekeel Architects report notes that **95%** of the 12,433 soft-story buildings in Los Angeles have already complied with the ordinance; the Barry Building owners are in the small minority (5%) who have refused to act. Compliance with the soft-story ordinance is feasible while retaining the building.

- **Specific Errors in Estimates**
    - **Hill Estimate #1:** Contained "obvious errors" (like requiring elevators) that were retracted after public outcry.
    - **Hill Estimate #2:** After removing the erroneous ADA items, the estimate *increased* to $15 million by adding new, previously unlisted costs (e.g., a new fire alarm system, 15-ton HVAC unit) to maintain the "infeasibility" argument.
    - **Author Qualifications**: The report has been prepared by Offenhauser/Mekeel Architects. Their qualifications are described as follows:
    - **Historic Preservation Veterans:** They are architects with "extensive experience with seismic retrofits in historic buildings over 50 years".
    - **Meet the Secretary of the Interior's Standards for Architecture and Historic Architecture.**[49]
    - **Code Experts:** They possess specialized expertise in complying with the "wide spectrum of building, structural, and disabled access codes" applicable to historic resources, specifically the State Historic Building Code (SHBC), which allows for cost-saving exemptions that the owner's consultants ignored.

Both Alternatives 1 and 2 and the alternatives contained herein, could potentially result in an economically feasible improvement to the property in a manner that will also benefit the surrounding community by removing public safety risks and health hazards. Alternative 1 is both environmentally superior and economically feasible. Alternative 2's costs must be compared to the cost of future new construction on the site which would be necessary to obtain the same economic return, and in so doing it is clear that Alternative 2 is also economically feasible. The new alternatives described in this letter would all retain and rehabilitate the Barry Building, eliminating the significant unmitigated impacts of the Project. Both Alternatives 1 and 2, and the variations on Alternative 3 presented herein, would result in economic use of the property, unlike the proposed Project which will result in the creation of a vacant lot. They thus achieve the Overriding consideration aim #3 of improving the property in a manner that will also benefit the surrounding community by removing public safety risks and health hazards, to a greater extent than the proposed Project; therefore, this rationale cannot be used to justify demolition of the HCM or as an overriding consideration to justify demolition of the historical resource.

[49] The qualifications are enumerated in: https://www.nps.gov/subjects/historicpreservation/upload/standards-guidelines-archeology-historic-preservation.pdf

F. The Project Applicant Has Indicated They Will Not Pursue Future Development of the Site

There is no evidence in the record that: "The Project would create an additional vacant site that could accommodate housing or other commercially viable development in the future, built to more energy-efficient and structurally safer modern building codes, contributing to the City's Regional Housing Needs Assessment (RHNA) allocations and the City's critical housing need, or providing new commercial uses in line with smart growth policies and transit-oriented development." In fact, the record indicates that:[50]

> As previously noted in the Final EIR, there is no evidence in the record of piecemealing or that there is a proposed development project for the site. In fact, as part of the application for a demolition permit, the Applicant has stated under penalty of perjury that the demolition of the Barry Building is not part of a larger or new development project.

Either: (1) future development is anticipated and must be addressed in the EIR for the Project, as demolition of the existing Barry Building (the Project) is a precursor to that development; or, (2) the proposed Project is not linked to, or a precursor to, future planned development, and thus the benefits of future development cannot be used to override the significant unmitigated impacts of the Project. Overriding Consideration #4 is without merit and is not supported by substantial evidence.

G. The Alternatives Would Create More or a Similar Number of Jobs for Construction Workers

The retrofit of the existing Barry Building under either Alternative 1 or Alternative 2, or the variants of Alternative 3 presented herein, would generate a number of jobs for construction workers. The generation of construction worker jobs is not unique to the proposed Project and thus cannot be used as an overriding consideration to justify demolition of the Barry Building, when there are feasible alternatives that will also generate construction jobs. In addition, Alternatives 1 and 2, and the variants of Alternative 3 presented herein, have the potential to result in long-term office or commercial jobs, whereas the Project will result in a vacant lot. The alternatives thus have greater job creation potential than the proposed Project and will result in a greater job creation benefit than the proposed Project. Overriding Consideration #5 is without merit, is not supported by substantial evidence, and is inferior to the job creation potential of the alternatives.

VII. IMPROPER REJECTION OF THE ENVIRONMENTALLY SUPERIOR ALTERNATIVE

As specified in Public Resources Code (PRC) Section 21002 and CEQA Guidelines Section 15021(a)(2) a Lead Agency should not approve a project if there are feasible alternatives available that would lessen the significant environmental impacts of proposed development:

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[50] Appeals Report PDF page 7.

PRC § 21002. APPROVAL OF PROJECTS; FEASIBLE ALTERNATIVE OR MITIGATION MEASURES

The Legislature finds and declares that it is the policy of the state that **public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects**, and that the procedures required by this division are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects. The Legislature further finds and declares that in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.

(Emph. added.)

Guidelines § 15021. DUTY TO MINIMIZE ENVIRONMENTAL DAMAGE AND BALANCE COMPETING PUBLIC OBJECTIVES

(a) CEQA establishes a duty for public agencies to avoid or minimize environmental damage where feasible.
  (1) In regulating public or private activities, agencies are required to give major consideration to preventing environmental damage.
  (2) **A public agency should not approve a project as proposed if there are feasible alternatives or mitigation measures available that would substantially lessen any significant effects that the project would have on the environment.**

(b) In deciding whether changes in a project are feasible, an agency may consider specific economic, environmental, legal, social, and technological factors.

(c) The duty to prevent or minimize environmental damage is implemented through the findings required by Section 15091.

(d) CEQA recognizes that in determining whether and how a project should be approved, a public agency has an obligation to balance a variety of public objectives, including economic, environmental, and social factors and in particular the goal of providing a decent home and satisfying living environment for every Californian. An agency shall prepare a statement of overriding considerations as described in Section 15093 to reflect the ultimate balancing of competing public objectives when the agency decides to approve a project that will cause one or more significant effects on the environment.

> Note: Authority cited: Section 21083, Public Resources Code; Reference: Public Resources Code Sections 21000, 21001, 21002, 21002.1, and 21081; *San Francisco Ecology Center v. City and County of San Francisco*, (1975) 48 Cal. App. 3d 584; *Laurel Hills Homeowners Association v. City Council*, (1978) 83 Cal. App. 3d 515.

(Emph. added.)

As detailed herein, if the two Environmentally Superior Alternatives deemed infeasible, there are variations of Alternative 3 that are feasible and which would eliminate the unmitigable impacts of the proposed Project, once analyzed in a Recirculated DEIR. While some of the other impacts might be greater than those described for Alternative 3 in the EIR, like the impacts for Alternative 3 in the EIR, remaining impacts would be either less than significant, or less than significant with mitigation. If Alternatives 1 and 2 are eliminated as infeasible, then one of the variants of Alternative 3 would be the Environmentally Superior Alternative.

VIII. VIOLATION OF DUE PROCESS AND RIGHT TO A FAIR HEARING

A. Failure to Provide Documents or Summaries of Relevant Information

A fundamental precept of due process and fair hearings is that an agency must provide access to evidence to allow a party to address and rebut it. In this case, Angelenos for Historic Preservation does not have access to critical information including mold reports, hazardous material reports, photographs or diagrams of the site, reports by the applicant's consultants. Additionally, Angelenos for Historic Preservation does not have access to the articles of organization for 11973 San Vicente, LLC and 11991 San Vicente, LLC, which prevents it from making CEQA arguments regarding the scope of reasonable alternatives. The City could have requested this information and provided an abstract of non-confidential terms outlining the structure of ownership for each LLC and disclosing the relationship between the ownership interests. Angelenos for Historic Preservation is denied a fair hearing and its due process rights are violated because the City did not provide access to an abstract of non-confidential information regarding ownership.

B. Biased Decisionmaker

The appeal by Angelenos for Historic Preservation of the decision made by the Board of Building and Safety Commissioners (BBSC) for the Barry Building (HCM #887) Demolition Project involves a quasi-judicial determination. Unlike legislative acts where political advocacy is permitted, this proceeding requires the City to act as a neutral arbiter. The integrity of this record has been fundamentally undermined. The circumvention of neutral professional staff, coupled with an inappropriate partnership between the applicant and the CD-11 office, constitutes a violation of the standard administrative process.

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1. Evidence of an Improper Conduit (October 15 and November 15, 2024 Emails)

Attached for the record are publicly available emails dated October 15, 2024, and November 15, 2024, which demonstrate an improper back-channel between the Council Office and the administrative decision-makers.

Evidence of an improper conduit relationship is found in the October 15, 2024, correspondence from Sean Silva (CD-11). (**Exhibit N.**) By transmitting the applicant's Statement of Overriding Considerations as an editable Word document directly to LADBS leadership, the CD-11 office subverted the independent review process. This allowed the applicant to circumvent departmental resistance by using the Council Office as a facilitator, ensuring their hand-picked legal findings could be seamlessly adopted as the agency's own 'draft' language.

Established administrative practice and due process require that an applicant's technical justifications be submitted to, and independently vetted by, the professional staff at LADBS and DCP to maintain regulatory transparency. By using the CD-11 office as a private conduit to insert unverified, editable findings into the record, the applicant successfully circumvented this essential oversight.

This calculated intervention—evidenced by the October 15 transmission of the applicant's drafted Statement of Overriding Consideration—represents a sophisticated bypass of the City's professional check-and-balance system. By inserting the political weight of the Council Office into these granular technical details, CD-11 acted as a private advocate rather than a public steward, constituting a fundamental violation of the separation of powers and duties established under City Charter Section 500.

2. Disqualifying Bias and Procedural Subversion (Petrovich, Sundstrom, & Topanga)

The administrative record is fatally tainted by an "unacceptable probability of actual bias" under *Petrovich Development Co., LLC v. City of Sacramento (2020)*. This disqualifying bias was codified at the September 5, 2024, Cultural Heritage Commission (CHC) meeting, where CD-11 Planning Liaison Sean Silva publicly announced the Council Office's support for demolition before the Commission had even deliberated. To justify this pre-judgment, Mr. Silva lobbied for demolition by citing a purported "preservation agreement" for the building's stairs and benches—a document that remains unsigned, non-public, and legally illusory.

By relying on this "phantom" agreement, which was never vetted by the Office of Historic Resources (OHR) and is absent from the formal Conditions of Approval, the City has committed two further reversible errors:

- **Deferred/Off-the-Books Mitigation:** Under *Sundstrom v. County of Mendocino (1988)*, the City cannot rely on speculative, deferred mitigation to justify the destruction of a historical monument.

- **Lack of Substantial Evidence:** Per *Topanga Association for a Scenic Community v. County of Los Angeles (1974)*, administrative findings must be supported by substantial evidence; a non-existent, unvetted agreement fails to meet this threshold.

The combination of this behind-the-scenes conduit role and the public promotion of illusory mitigation constitutes a clear *Petrovich* violation, stripping the proceedings of the required quasi-judicial neutrality.

3. The Standard of Professional Expertise as Evidence of Intentional Procedural Violation

Councilmember Traci Park is a municipal law attorney with over 20 years of experience representing public agencies and cities. Her career at Burke, Williams & Sorensen was dedicated to advising local governments on policy compliance and legal standards. Consequently, the actions of her staff Sean Silva, in acting as a conduit for the applicant, represents a circumvention of the separation of powers. While advocacy is permitted in quasi-legislative matters (such as the designation in *Milstein vs. City of Los Angeles, LA Superior Court Case No. 24STCP01469*), the demolition of an HCM and the adoption of a Statement of Overriding Considerations (SOC) are quasi-judicial acts. In this capacity, the City is bound by strict fair hearing standards under California Code of Civil Procedure § 1094.5.

C. <u>The Necessity of Remand</u>

The evidence presented herein demonstrates that the administrative record for the Barry Building (HCM #887) is not merely flawed; it is legally void. The convergence of a calculated procedural bypass, a circumvention of professional staff oversight, and the reliance on legally illusory mitigation has stripped this proceeding of the required quasi-judicial neutrality.

The applicant and CD-11 have attempted to justify the total demolition of a designated Historic-Cultural Monument by citing a phantom preservation agreement limited to minor peripheral features like stairs and benches. Because this agreement is unsigned, unvetted through a normal transparent CEQA process explored as part of an alternative, and outside the formal Conditions of Approval, it constitutes a failure of substantial evidence under Topanga and a prohibited deferral of mitigation under Sundstrom.

To protect the integrity of the City's decision-making process and avoid inevitable judicial reversal, the PLUM Committee must take the following actions:

1. **<u>Grant the Appeal</u>:** Acknowledge that the current record is poisoned by improper conduit communications and an unacceptable probability of bias under Petrovich.

2. **<u>Rescind all actions taken by BBSC on November 18, 2025</u>:** The findings currently in the record—including the Statement of Overriding Considerations—are not the independent work of City staff, but are unverified templates provided by the applicant via CD-11.

3. **Remand to Professional Staff:** Direct the LADBS and DCP technical staff to conduct a de novo review. This review must strictly adhere to the City Charter and CEQA, focusing on the preservation of the entire monument rather than the applicant's hand-picked, non-binding concessions.

The City cannot bridge the analytic gap from evidence to findings with political weight. We respectfully request that the PLUM Committee uphold the law and grant this appeal.

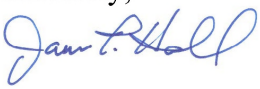
IX. CONCLUSION

As detailed in this comment letter, the EIR for the proposed Project contains significant defects, including the failure to include a reasonable range of feasible alternatives. The Project as proposed cannot be approved given that there are feasible alternatives which eliminate the significant unmitigable impacts of the Project, which must be addressed in an EIR by the City. For these reasons, the City must reject the EIR and Findings and Statement of Overriding Considerations and grant the appeal.

Please keep this office on the list of interested persons to receive timely advance notice of all hearings, votes and determinations related to the Project, its DEIR and requested entitlements. Pursuant to Public Resources Code Section 21167(f), please provide us with a copy of each and every Notice of Determination issued in connection with the Project.

As previously noted, we adopt and incorporate by reference all Project comments and objections raised by all others during the environmental review and land use entitlement processes for the Project. Pursuant to PRC Section 21167.6(e) and *Consolidated Irrig. Dist. v.. Superior Court*, 205 Cal.App.4th 697 (2012), please include all of the hyperlinked references cited in each of the comment letters submitted during the administrative process in the administrative record.

Sincerely,



Jamie T. Hall

Cc: Patrice Lattimore, City Clerk (patrice.lattimore@lacity.org)
Candy Rosales, Deputy City Clerk (candy.rosales@lacity.org)
Faruk Sezer, Building Civil Engineer (faruk.sezer@lacity.org)
Ronald Devin Myrick, Assistant Deputy Superintendent of Building (devin.myrick@lacity.org)

Encls.
Exhibit A: Report by Offenhauser/Mekeel Architects
Exhibit B: Secretary of State Documents for 11973 San Vicente, LLC and 11991 San Vicente, LLC

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Exhibit C:	Spreadsheet of Residual Land Value
Exhibit D:	Wikipedia entry for Charles Munger
Exhibit E:	The Real Deal, Berkshire's vice chair's family moves to demolish landmark building, Nov. 7, 2019.
Exhibit F:	Property Profile for 11973 San Vicente Blvd.
Exhibit G:	Property Profile for 11977 San Vicente Blvd.
Exhibit H:	Property Profile for 11991 San Vicente Blvd.
Exhibit I:	Property Profile for 11901 Saltaire Ter.
Exhibit J:	Property Profile for 644 Saltaire Ave.
Exhibit K:	Declaration of Frances Offenhauser
Exhibit L:	Structural Evaluation Report from Structural Focus
Exhibit M:	Transcript of Cultural Heritage Commission hearing
Exhibit N:	October 15, 2024, correspondence from Sean Silva

Channel Law Group, LLP

February 17, 2026

Appellant's Comments and Objections to ENV-2019-6645-EIR (SCH #2020-110210), 11973 San Vincente Boulevard Project EIR, Council File: 25-1518 ("Project")

EXHIBIT A

BARRY BUILDING COST REVIEW
Suitability and Accuracy
11973-11975 San Vicente Blvd

This Report addresses the suitability, accuracy, and use of two Hill International Construction Cost Estimates prepared for Alston and Bird, counsel representing the Owner of the Barry Building; it also reviews Appraisals by CBRE which were based on Hill's cost estimates. The Barry Building is Los Angeles Cultural Heritage Monument # 887. This review is prepared on behalf of Angelenos for Historic Preservation (AHP), appellants of the Board of Building and Safety Commissioners decision (Board File #250851). The focus is on the critical turning point---a "Statement of Overriding Consideration" issued by LADBS as part of its CEQA process, thus allowing demolition of the Barry Building to proceed.

Accepting a "Statement of Overriding Consideration" means that demolishing this landmark delivers some demonstrated substantial public good which outweighs the significant adverse effect of the demolition itself. It is only permissible if mitigation measures and alternatives are infeasible. The Owner's theory was that it is "economically infeasible" to keep this building at all. The Owner might have estimated and appraised a good range of alternatives -- to just mothball the Barry Building or just sell it; to prudently repair and use the building; to add on to it; or to use their excess land value in their new project—but that information must have been culled before handing to decision-makers, to make any Alternatives appear infeasible.

Angelenos has questioned the procedures followed by the City of Los Angeles leading to a Letter of Determination from LADBS, which their Appeal challenges. Angelenos raised a number of issues: centrally that the adoption of a 'Statement of Overriding Consideration" was not based on substantial evidence, and the City did not adopt feasible Alternatives. Much of the "evidence" was in these Cost Estimates and Appraisals.



EXECUTIVE SUMMARY

This report analyzes two Hill International Construction Cost Estimates and two CBRE Appraisals submitted to City staff by Alston and Bird in pursuit of permission to demolish the Barry Building.

The crux of their case-- promoting demolition-- hinges on a simple allegation in their Appraisals: that the costs "required" to repair the Barry Building for continued use exceed the property's sale value. They chose to frame "economic infeasibility" this way. This report finds that their own numbers do not support their contention. The Estimates were not suitable and use and reporting of them was not accurate.

The 5 Analyses in this report find that the Cost Estimates, and the Appraisals based on those Cost Estimates, are deceptively overstated. There is and always was a simple, inexpensive "fix" for the Barry Building-- which was skipped and not prices as an Alternative. 95% of building owners in Los Angeles succeeded in making their "soft story" repairs. But this Owner chose to empty the building of rent-paying tenants; chose to eliminate income and defer normal needed maintenance. They then chose to claim "economic infeasibility" to LADBS, blamed on that "soft story retrofit", by enormously overstating costs and by creating an impression that updates equivalent to new construction were "required".

The Cultural Heritage Commission had specifically stated on September 5, 2024 "that the owners argument of economic infeasibility was not supported by substantial evidence." The Owner then inundated City staff with economic studies and appraisals purporting to show "economic infeasibility".

A mandatory "soft story" scope of structural work at the Barry Building costs roughly **$1.5 million**, based on the Owner's Cost Estimate, and substantially less if costs are controlled. A building Owner may always choose to prudently fix and spend more. In this case, the Owner's own Appraisals set up a simple equation: If rehabilitation costs exceed sales value for the property, then this triggers "economic infeasibility". Conversely, if the building's value is roughly $11 or $12 million, spending a little under that would make continued use "economically feasible".

The LADBS Letter of Determination dismisses feasible "fixes" because the Cost Estimates put a $12 -$15 million price tag on "required" renovations for this office building, and jumped to a $17.1 million price tag in their Appraisal. They left many valid options unexplored---– from spending $0 and selling, to spending $1.5 million and up—to continue the Barry Building's use.

This Appeal must stay centered on whether the analysis of "economic infeasibility" in this Case supports a "Statement of Overriding Consideration". Using and analyzing the Owners own numbers, it does not.

1. **COST ESTIMATES OVERSTATED**: Findings from 5 Analyses are summarized here and described further in "Findings" following:

- **Overstated scope of seismic work**: The "soft story" retrofit was the "required" work, would have cost at most **$1.5 million**, but more like $1.1 million, including some "required" disabled access upgrades. Analysis #1 attached here that cost for code-compliant mandatory "soft story" retrofit, But the Cost Estimates presented to LADBS strayed massively beyond what was and is "required". Decisionmakers were told first a price tag for "required" construction was **$12 million**, but that escalated up and up to **$17.1 million** in the Appraisal. Analysis #2 breaks down how and what was overstated to puff up the costs.
- **Overstated scope of other work**: Large amounts of non-required work-- including further structural scope and virtually every building system and finish--was piled into Cost Estimates. 50% of the estimates had no drawings, studies, or reports for a valid basis. Such estimates cannot be relied on, as explained herein. Due to public outcry, the Owner had to retract $3.6 million of very obviously non-required disabled access upgrades. But still other overstated scopes of construction work stayed in the Cost Estimates. LADBS reported erroneously that "'a large number of modifications are required to renovate the Barry Building to meet minimum standards for safety and accessibility." This was not true.
- **Misconstrued codes and misconstrued Alternatives:** Minimum standards for safety and accessibility are important, and central to any developer's decisions. They are customarily central to any building re-use feasibility study. The Cultural Heritage Ordinance requires such a study to justify demolition. That was not done. Missing was an informed building code analysis and a valid "re-use feasibility" study-- to deliver life safety and accessibility and marketability through prudent restoration and rehabilitation, without excessive costly upgrades. The Owner's studies and assumptions misconstrued codes and Alternatives. A re-use feasibility study would have shown how continuing office use was feasible, and also what adaptive re-uses might have garnered a higher value, and how even more value could be captured while keeping the underlying land.

2. **PLAIN MATH**: The timeline of Hill International Cost Estimates uncovers how suddenly the total construction cost jumped by $6 million from 2022 to 2024. Reviews of Appraisals uncovers how mark-ups in the 2023 Appraisal pushed "rehab costs" to **$17.1 million** by adding profit, commissions, tenant improvements, etc. to the "required rehab cost" side of the equation. LADBS repeatedly cited these costs as "required" or "necessary" to meet minimum standards, supporting the Owner's false impression of "economic infeasibility".
   - **Two math errors alone changed results**: The Owner produced an Appraisal which defined "economic infeasibility" as "rehabilitation cost exceeding property sales value". Two math errors alone turn that calculation upside down. Hidden and undisclosed in the **$17.1 million** price tag cited specifically by LADBS in their Letter of Determination for "required" construction is has **$5.13 million** unnecessarily creating negative property value. Added to exaggerated cost items in the Estimate, this will eliminate "infeasibility".

Hill Ests	Subtotal	Total	
Hill Est #1 Const Costs		**$12,817,975**	Included escalation to November 2022 *** – used in Appraisal
Hill Est #2 Const Costs	**$18,935,024**	**$15, 935,024**	Reduced by ADA errors escalated to $3.9 mil
LOD used		**$17.1 million**	Figure comes from CBRE Appraisal

Excess $$		Reported
$4.015 million (Appraisal)	Developer profit	-$2,045,035
	~~Lease-up: leasing broker commissions,~~	~~$191,996~~
	Tenant Improvement allow	-$890,606
	"City Transfer Tax" for selling the building; sales broker cost of sale	-$1,079,324
$1.12 million (Hill Cost Estimate #2)	LOD reported 42% escalation in Hill #2 estimate from the line -item numbers in Hill Est #1. Actual calculation from Hill numbers for scope line items which carried into Nov 2024 is 25%. True escalation must be reduced by 10% (Hill #1 Est already was escalated to Nov. 2022, but Est #2 calculated in the "Covid spike" escalation back to July 2021)	$2,780,261
$5.13 million		

***Quote from Hill Nov 6, 2024 methodology: "The information identified and observed was surveyed and estimate element quantities were developed. These construction items were then priced and are included in the estimate prepared by Hill International on May 7, 2019 and updated to current construction costs as of November 2022."

3. **LADBS LETTER OF DETERMINATION TAINTED**: Cost Estimates and Appraisals handed by Alston and Bird to City staff led to LADBS' Findings which misrepresented economic feasibility of EIR and re-use Alternatives. LADBS accepted improper information and did not question it. LADBS did not require pricing of this feasible alternative. First and foremost, the cost of Alternative I ("soft story retrofit" with necessary "adds") at **$1.1-$1.5 million** was never calculated or reported by the Owner or with the Alternative.

   The LADBS website states "The goal of the mandatory retrofit program is to reduce structural deficiencies by the most economical and feasible method." The building was cited as Priority III- the lowest priority.

4. **BARRY BUILDING CAN BE REPAIRED AND RETURNED TO USE; IT IS AND WAS ECONOMICALLY FEASIBLE**. This report finds that it is possible for **$1.5 million** or much less to complete the "soft story" retrofit. Further, there are many "fixes" between $1.5 and $11 million--taking advantage of scope-tightening and a genuine re-use study. Using the Owner's own definition of "economic feasibility", its clear that an expanded project--upgrading the entire Barry Building and spending as much as roughly **$11 million--** would make the building's continued use "economically feasible". Alternatives in the EIR were "set up to fail". The Cultural Heritage Ordinance and CEQA require a genuine study for continuing the building's use.

EIR Alt			Misrepresentation
Alternative I	"No Project Alternative"	Do not demolish-Retrofit building to comply with the Soft Story Ordinance plus mandatory limited disable access.	EIR analysis failed to include pricing this Alternative. Structural Focus has confirmed that a feasible alternative exists, and this report finds that the retrofit cost at $1.1-$1.5 million would have been fine. Arguments on p. 19 of the LOD appear to be outdated and corrected later. "Building unsafe" and "exiting impossible" arguments

			were anticipated when the "soft story" Ordinances were written.
Alternative 2	"Preservation Alternative"	Do not demolish- The building is upgraded and re-occupied. This alternative was unnecessarily twisted to assume this Alternative could be only a project equivalent in cost and code to new construction, calling major costs "required" which aren't so falsely triggering "infeasibility"	LOD concluded that retrofit is infeasible economically based on costs. The Owner's arguments fail if the Alternative simply adopts spending at about $11 million. Realistically, developers match costs to income – and a wide range of "fixes" is possible with adjustments from overstated Estimates and Appraisals-- as uncovered in this report—and from more targeted Scope based on thorough drawings, from non-union wage rates, to accurate escalation values, to updated rents, to more remunerative uses
Alternative 3	"Partial Preservation Alternative" (Addition)	Do not demolish- "Preserves" building (fully upgraded to new construction equivalent) at south wing, west wing, east wing and south façade of the north wing, while constructing a new office building on the north portion of the site.	Adding a new office wing to bring in more rental income only can succeed if Alternative finds either higher rental income (CBRE used low office rents $3.50/sf and failed to show parking income); higher value re-use for higher overall building income; or acknowledges the value captured from underlying land. For example, if a media production company used the offices and needed recording or other space, an addition might make sense.
Alternative 4	"Relocation Alternative"	Do not demolish- Relocate the Barry Building to a different site.	Relocating this building is not desirable from a preservation perspective and is unnecessary.
Missing	Address Land Value and Remove Overstated Costs		Simply put, when land value exceeds building value, the lure of demolition is the simple answer. However, a prudent choice for a fully depreciated asset can be to keep it and repair it

SUMMARY OF FINDINGS

Owner's cost estimates and appraisals are deceptive: Two construction cost estimates from Hill International (#1 dated Nov. 2, 2022 and #2 dated November 6, 2024) form the basis of this property owner's argument that they must demolish the Barry Building due to the "economic infeasibility" of keeping it. These cost estimates were overstated and highly deceptive.

They Estimates and Appraisals did not appear to be in the EIR, but they were used as the driving force in the Building and Safety Commission adoption of a "Statement of Overriding Consideration" for the EIR. They were cited liberally in the Letter of Determination (LOD) stating the LADBS Findings to allow demolition of the Barry Building.

This report analyses Hill International's Line Item cost figures (Nov.2, 2022) because that is the only estimate that has sufficient data to check. As described later, those costs were subsequently escalated to 2024. In 2024 Hill did not make any underlying data available. This report reverse-engineers whatever Hill International data was provided, at the level of detail Hill provided.

The Hill Cost Estimates were also used as the basis for Appraisals (CBRE March 2023, Nov 7, 2024). CBRE Appraisals also were not in the EIR. However, they became the significant "evidence" used in adopting the EIR 'Statement of Overriding Consideration".

The appraisals and cost estimates led to unsubstantiated and incorrect conclusions. By sending these cost estimates and appraisals direct to City staff, or alluding to them in letters to Commissions, and by controlling the "Alternatives" for the building's future, the Owner built a definition and a story of "economic infeasibility" against keeping the building. Many other analyses and approaches were eschewed in that "rush" to demolish.

"Soft Story" retrofit feasible: The Barry Building has the right to continue in use. When it was voluntarily closed by the Owner in 2016-17, the building was operational.

City Ordinances then and today require that the Owner keep it fenced and secured while it is empty, and generally they have. Any statement in the EIR that demolition is preferable for security reasons is invalid.

Much of this Case has focused on a "soft story retrofit" for the Barry Building. LADBS does have two Ordinances requiring building owners to rigidify the lower floors of buildings which may be vulnerable in earthquakes due to their wide-open ground floor structure. The Ordinances were specifically intended to have limited application, intentionally leaving other potential structural issues "discovered" to be treated as "voluntary" (see Structural Focus letter). The Barry Building has a wide and welcoming outdoor lobby entrance to the courtyard at the South Wing ground floor, using slender steel columns in an otherwise conventional wood-framed building.

The Ordinances were purposefully written to be achievable with limited work, and has been amply demonstrated to have been possible. Los Angeles has a 95% success rate with this achievable retrofit Ordinance.

City of Los Angeles simply accepted these Cost Estimates without question, even though the costs run likely 10X costs of similar projects. We understand this was the first time LADBS had ever reviewed an EIR, but it is surprising that they failed to check against their own Ordinance requirements and their own cost data before concluding soft story retrofit at the Barry Building was "economically infeasible". The Department has ample evidence that it is feasible.

SPECIFIC AHP COST ANALYSES FINDINGS

ANALYSIS #1: **Costs for mandatory "soft story" seismic retrofit were found to be $1,579,619 at most:**

- **$889,717 -- structural cost using the Owner's figures in** Hill Estimate #1 for the mandatory "soft story retrofit at the first floor in the South Wing of the building.
- **$1,579,619 --total cost for soft story retrofit using Owner's figures** in Hill Estimate #1 including the costs for disabled access and abatement that are triggered by the work and including the 26% "owner costs" (architecture, engineering, contingencies, etc.) from Hill International

ANALYSIS #2: **When reporting costs, Hill conflates the minor "soft story" structural retrofit in the South Wing with upgrading the whole building and most systems to today's codes. Reports to City staff were that "required" costs were roughly $15-$17 million were erroneous and misleading.**

This report found millions in costs being reported as "required": Examples of how the Hill International Estimate exaggerated costs follow in the body of this report. Work was indeed "required" for the "soft story retrofit" and its associated costs. But the building retains the right to continued use.

The Hill International cost estimates swelled retrofit costs to encompass the whole building. More structural work triggered more "follow on" costs. 50% of line-item costs are from unexplained origins and are unsubstantiated. Large categories included are actually formally exempt by code, and all are voluntary unless something specific is broken. The Owner included work in the $12 - $15 million estimate which is prudent, and wanted, but reporting it as "required" and causing "economic infeasibility" is false. These following costs were beyond the initial "soft story" retrofit.

Category	Examples	
Structural upgrades	Structural improvements to South Wing 2nd floor and roof above, and for the Barry Building's other 3 wings.	$2.66 million
Deferred maintenance	Considerable deferred maintenance:-sewer line, parking lot drainage, re-stucco	$2.68 million
Energy- upgrades	ROM LED lighting, new low E glass, air conditioning	$2.36 million
Abatement	ROM estimate for lead paint removal, black mold, PCBs,	$1.96 million

Disabled access	Costs triggered by soft story retrofit were $18,849 (x 1.26 is $23,750)	$2.27 million
	TOTAL W/O SOFT STORY +/-	**$11.93 million**

ANALYSIS #3: **Hill International's Cost Estimate #2 (Nov. 6, 2024), revised Estimate #1, deleting obvious errors in disabled access (ADA), but adding new "costs" and overstating escalation, so that the estimate increased to $18 million, minus $3.6 million in ADA reductions, resulting in $15,438,389_**

Members of the public loudly challenged the Hill construction cost figures. Hill International retracted some **$3.6 million** from the disabled access scope of work in their Estimate #1. But then Hill added **$1.44 million** for other construction work and added 25% escalation to the remaining work, and somehow added costs, concluding the repairs at **$15+** million. LADBS cited **$17.1** million in their Letter of Determination, based on adding leasing and building sale costs on top.

Hill Ests	Total	Hill	Hill Adjustment
Hill Est #1 Const Costs	**$12,817,975**		Included escalation to November 2022
		$11,215,458	Less ADA costs (deducted later) to keep equation equal: **$1,602, 517**
Hill Est #2 Const Costs	**$18,935,024**		Less additions **$1,442,670** (unclear date) for added scope- more AC, fire alarm, etc already esacalated
		$13,995,719	Less: **$3,496,635** for ADA deducted including increasing Owners Costs (26% to 112%); cost escalation on original ADA scope of $1,271,839 escalated 29%
Escalation		**25%**	From Nov 2022 – Nov 2024- • Actual escalation was 15% once "covid spike" removed • LOD reported escalation at 42% but that's not what it calculates

ANALYSIS #4. **A parallel "soft story" retrofit estimate by specialized contractor Alpha Structural costs less-- $1,167,441.**

A specialized "soft story retrofit" engineer/contractor-- Alpha Structural—provided an estimate for $379,000 for their contract for structural work. This is likely a more cost-effective cantilever column solution at the South Wing first floor if compared to the Englekirk design, but also benefits from lesser mark-ups, wage rates, etc. Adding in the same disabled access, abatement, and owner costs from the Hill International Estimate #1, this would total **$1,167,441.**

ANALYSIS #5 **CBRE Appraisals relied on the exaggerated $12-$15-$17.1 million "required" construction costs and failed to evaluate valid alternatives and value capture of land when keeping Barry Building.**

The CBRE Appraisals collapse because they are on based solely on the Hill International overstated construction costs. As noted above, by adding in invalid costs as "required', and by omitting Alternatives or discounting them, a wide range of possible feasible alternatives was missed. Even a project spending **$11 million** would by their definition be "economically feasible"

TABLE OF CONTENTS

EXECUTIVE SUMMARY
SUMMARY OF FINDINGS

PREFACE

Pg 11 Barry Building Basics--Cultural Heritage Monument # 887
Pg 13 Property Basics
Pg 15 Cost Estimate Basics
Pg 16 City Decision-making Basics

PART 1 AHP COST ANALYSES

Pg 19 Barry Building As-Found
Pg 20 AHP Analysis #1- Soft Story Cost
Pg 23 AHP Analysis #2: Hill Estimate #1 Excess Scope Explained (Gruen and Englekirk Scope of Work for Whole Building + Deferred Maintenance and Added Upgrades)
Pg 26 AHP Analysis #3: Hill Estimate #2: Deletes Some ADA, Adds New Costs
Pg 28 Alpha Analysis #4: Soft Story Costs
Pg 30 AHP Analysis #5; Appraisal Deceptive

PART 2- ATTACHMENTS

- Cultural Heritage Re-Use Analysis
- Qualifications

PREFACE

BARRY BUILDING BASICS
CULTURAL HERITAGE MONUMENT #887

The Barry Building is a small but innovative post-war commercial building fronting on San Vicente Blvd in Brentwood- built in 1951. Architect was Milton Caughey and the structural engineer was world-renowned Edgardo Contini. While many may not understand its innovation because so many similar Los Angeles buildings followed, stylistically it pioneered the very popular "Mid Century Modern" California modern design—specifically "post-and-beam" structure which enabled large glass openings and minimized bearing walls and thus enabled connecting the indoors and outdoors. .

- **Open-air and seeming weightlessness**: The dramatic entrance along San Vicente Blvd was open-air (with no conventional lobby) and seemingly floating on air (actually on very slender steel columns). The wide and tall first floor opening from the street through to the courtyard was radical, and was flanked by two stores, also having ample glass. The store on the right rakishly skewed to make the building volume above seem "floating" and un-supported. (The neighboring paired building by Caughey and Contini also had an angled front—making a "pair" across the driveway)
- **Open courtyard**: Having two stories of shops and offices arranged around a large open sun-lit courtyard, this pioneering building traded the customary enclosed corridors of preceding eras for a new concept: every tenant had their own "front door" from the outdoors—from a courtyard walkway or the second floor balcony.
- **Daylighting and sun control**: The extensive and judicious daylighting achievement in 1951 is seen in the north-facing "studios" with window walls for ample light; in outdoor walkways; and in the offices and shops with glass often at both ends. Climate control came from carefully positioned louvers at the street front and on the courtyard east wing to control strong sunlight.

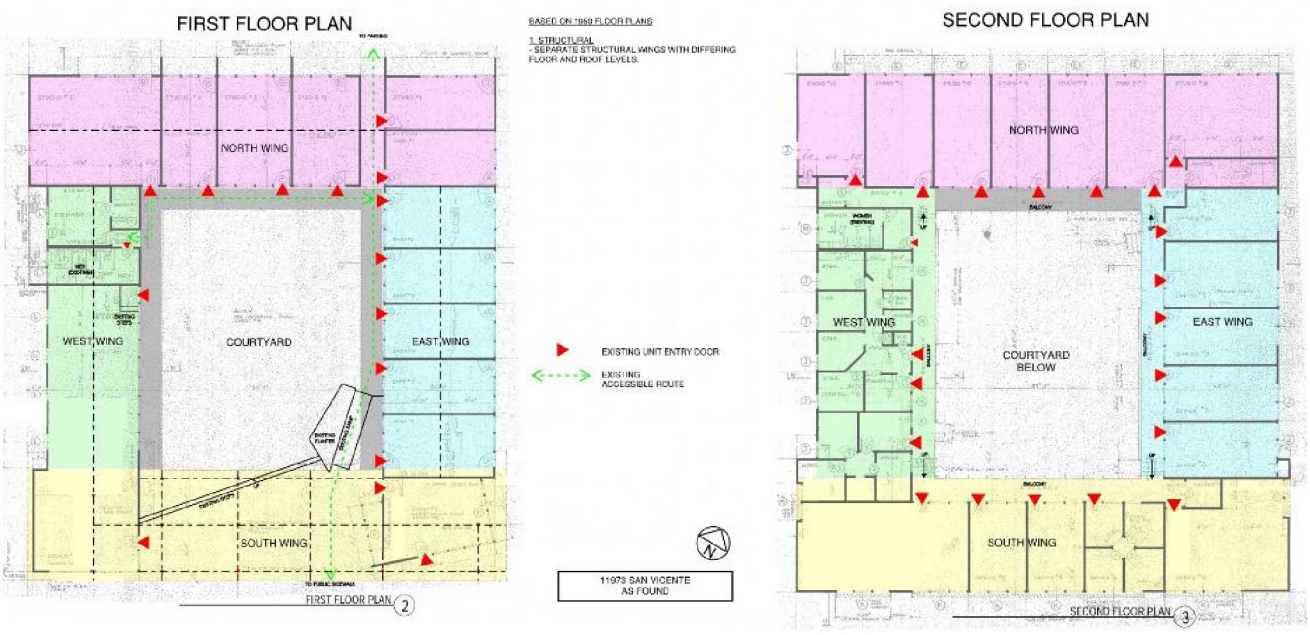






The structural design of the building is central to this analysis. In 1950, the aesthetics of "floating" 2nd floor masses was made possible by the use of thin steel pipe columns at the South Wing, making what is known today as a "soft story" condition. The other building wings were more conventionally built and supported: the wood framing has more 'rigidity" owing to crosswalls and less "openings". (In 1951 walls on 2 floors were not required to line up from floor to floor, and the wood used for floors and roofs was "planks" rather than plywood) The "soft story" condition and this conventional wood framing is found across Los Angeles. Retrofitting buildings of this vintage is a thriving business, and Los Angeles engineers here are expert in minimizing costs, valuing the existing building's construction, and succeeding at retrofits at a reasonable cost.

These diagrams use color to emphasize that the Barry Building was built with 4 separate wings around the courtyard; at the 2nd floor the floors didn't align. The individual office and store entrances are marked with red triangles.

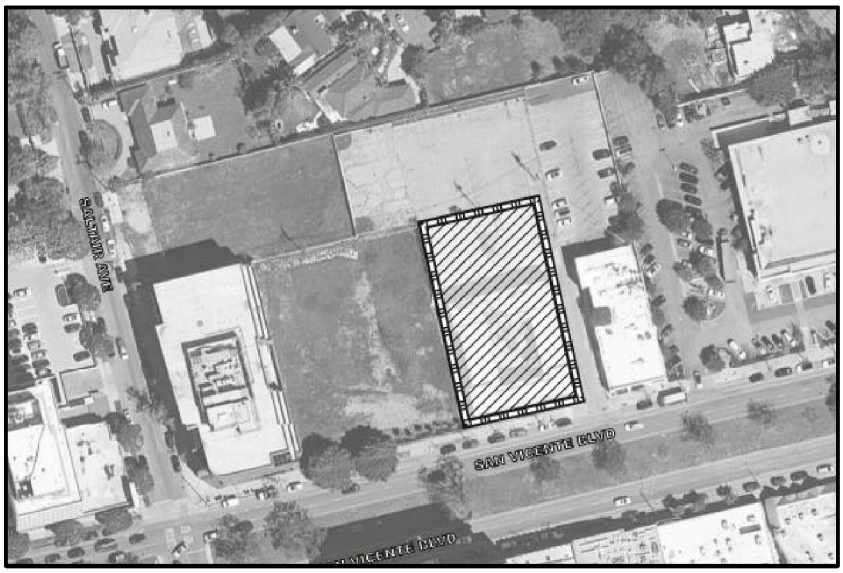


PROPERTY BASICS

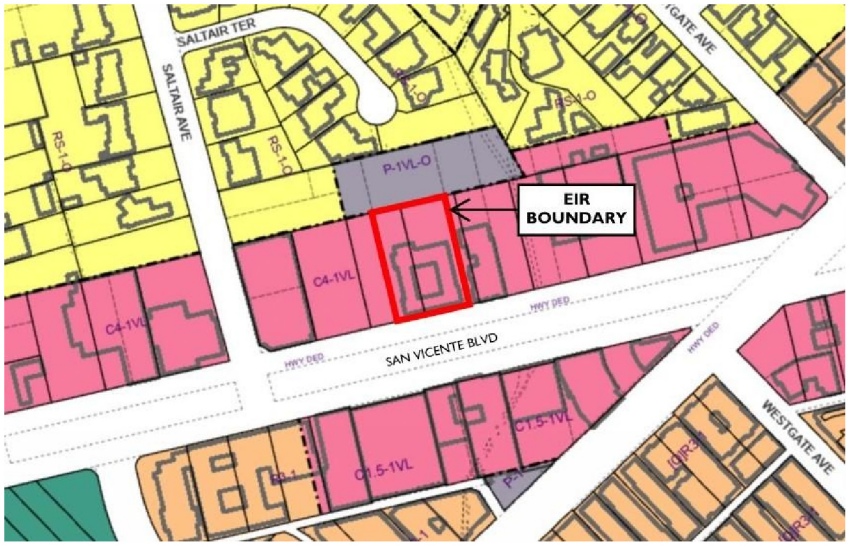
BASICS

Council File:	25-1518
Addresses	11973 and 11975 San Vicente Blvd.
Legal Description:	WESTGATE ACRES SW 83.5 FT OF LOT 51 AND NE 50 FT OF LOT 52
APN:	4404-025-008
Land Area	26,586 sf (Ownership 107,970 sf +/-)
Building Area:	13,956 sf (14,284 sf used by CBRE)
Parking:	Onsite 18 spaces at rear (north) within PL; lot to north 44 spaces; lot to west 18 spaces; with lot to east 27 spaces total 106 existing spaces

EIR SITE MAP



ZONING MAP

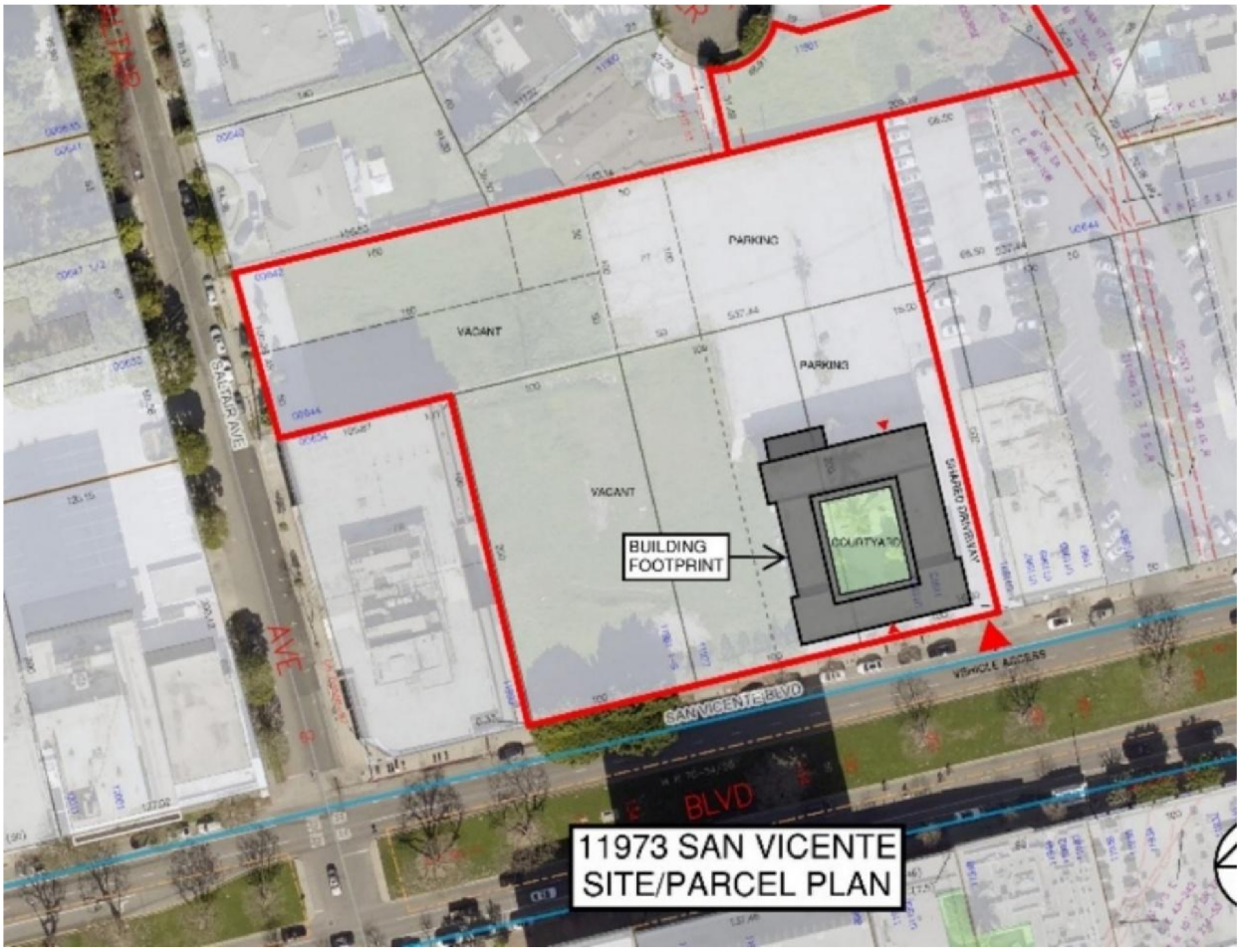


SAN VICENTE FRONTAGE – "SOUTH WING"



S

LAND OWNERSHIP



COST ESTIMATE BASICS

Given Hills' methodology, their accuracy may be as little as 60%. The accuracy of construction cost estimates varies greatly. City decisionmakers might assume these estimates have a high degree of accuracy. But while Hill International's estimates appear detailed, they don't meet the requirements for "Line Item" cost estimates with high accuracy.

Hill employs a qualified estimator. But roughly half of this Estimate is better described as "ROM"—or Rough Order of Magnitude.

- **No detailed drawings exist for the retrofit or the upgrades**: Advanced stage construction drawings and specifications are required for a Line Item estimate as this appears to be. However, this might be overcome somewhat by a combination of reports (such as those attached from Englekirk and Gruen) plus vigorous communication with the cost estimator. Hill attached Englekirk's sketches over 1951 building floor plans. Gruen Associates is known to have photographed locations with a tape measure for disabled access (shortened to "ADA") documentation.
- **The Englekirk and Gruen studies cited in Hill's "Methodology" are undated,.** What reports Hill used cannot be verified. A key requirement for a cost estimate is that it is verifiable and replicable. Its Methodology must be clear with the background materials specified and reviewable so another equally qualified estimator would be able to reach a similar conclusion. This Estimate fails.
- **Roughly 50% of the Hill International Estimate has no back-up**: For a Line Item Estimate, the quantities appear to be "made up". Examples: 62,000 sf of black mold remediation; ceiling "repair" for 100% of the ceilings; stucco replacement for 100% of the exterior walls; an "added" 15 Ton Unit.

The appellant was denied access to the other reports, denied site access, and denied vigorous communication with the cost estimator. The Letter of Determination from LADBS cites reports and cost estimates which were not in the EIR, and some not found. The Owner's representatives criticized Alpha Structural—a specialized engineer/contractor in "soft story" retrofit—for not examining the building, yet they have been denied access.

Methodology: Construction costs in Hill Estimates are reported as overstated when the Line Items of construction work are overstated. This report reviews Hill International Cost Estimate #1 (Nov 2, 2022) because that was the Estimate with any detail to analyze. This reviewer has not challenged labor rates, hours, equipment costs, subcontractor mark-up assumptions, or Owner costs. We are only able to review the Line Item Estimate's detailed work callouts and backtrack to figure out what was included, how much, and where, and whether it was represented accurately as "required" work, and whether the construction item itself was justified.

CITY DECISION-MAKING BASICS

Decision-makers from two City Departments were told at different times that roughly a $12 million, or $15 million, or $17.1 million "project" was "required". The $17.1 million figure was the final number used by LADBS in their Letter of Determination, which is being Appealed. Estimates, Apparisals, and City-Decision-making dates are outlined below.

- **November 2, 2022- Hill Estimate #1 Dated:** The only line-item cost estimate which can be analyzed in detail is the Hill International Estimate dated Nov 2, 2022, totalling $12 million. .Relied on Englekirk and Gruen studies, undated

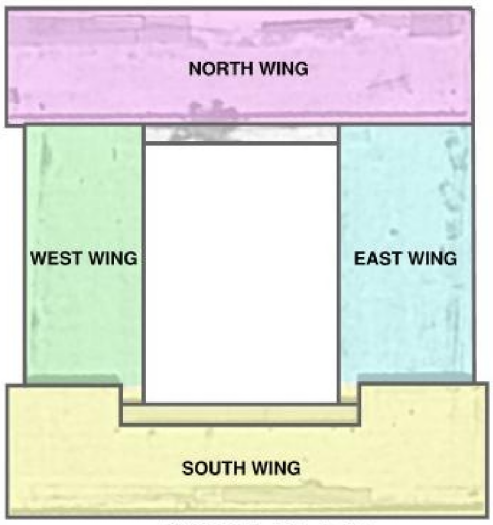
Cost	Scope	Location	%
$3,539,374	Structural upgrades (Englekirk)	Whole building	28%
$2,264,251	Disabled access upgrades (Gruen)	Whole building	18%
$2,364,099	Energy conservation upgrades (no back up)	Whole building	18%
$1,949,996	Abatement- lead, mold, PCBs (no back up)	Unidentified	15%
$2,674,251	Deferred maintenance (no back up)	Parking lot, stucco	21%
$12,817,975			100%

- **March 2023: CBRE Appraisal-** Residual land value basis
- **April 18, 2023- EIR comment period closes**
- **April 20,2023 Alston and Bird letter to City staff**—Alston and Bird initiates discussion of costs including the Nov 2, 2022 Construction Cost Estimates from Hill International and March 2023_Appraisals from CBRE, sent direct to City staff.
- **June 2024 all Hill costs increased (**by 42% per LOD) (calculated from Hill Estimates at 25%) (reported by Hill as 6.8%/year) applied to all line item costs as noted above. This escalation was separate from the 26.2% mark up for "owner costs".
- **July 15, 2024 CBRE Appraisal –** Comparable sales basis
- **July 2024 Alston and Bird letter to City staff**: Extensive letter to City staff mostly repeating ADA and structural reports in the EIR file, including escalation for a **$15.9 million** price tag, and "leasing and other sale costs", leading to report of **$17.1 million** in the LOD from LADBS identified as "required" construction work.
- **September 5, 2024 Cultural Heritage Commission denies SOC**: The Cultural Heritage Commission voted "no" on the "Statement of Overriding Consideration". They were told of the $12 million construction cost figure. Demolitions of Cultural Heritage Monuments in Los Angeles are extremely rare.
    - CHC complied with their Ordinance LAMC Sec. 22.171.14 which governs approval procedures for demolition of listed monuments, including studying the building's suitability for "continued use", plus a CEQA (environmental impact) analysis. Feasibility of continued use is required to be studied, as opposed to infeasibility. See Part 2 of this report for a detailed analysis of what that study should have contained, but omitted
    - The Commission specifically stated "that the owners argument of economic infeasibility was not supported by substantial evidence."
    - A reputable re-use study was not conducted
- **November 6, 2024 Hill Estimate #2:** Hill International's updated Cost Estimate is dated this date.

- **Unknown Date: EIR shifted to LADBS**—After disapproval by Cultural Heritage of the EIR Statement of Overriding Consideration, the EIR was "transferred" to LADBS. LADBS had not reviewed such an EIR previously.
- **June 6, 2025 LADBS Letter of Determination (LOD)**: Board File #250,851
    - LAMC 91.106.4.5: Staff and subsequently the Board of Building and Safety Commissioners on appeal, reviewed the proposed demolition as a CEQA case using the previously prepared EIR, but subject to a different statute for review and governing LADBS
    - When at LADBS the case was able to consider "economic infeasibility." (CBRE Appraisal).
    - LAMC 91.9305.1 The "soft story retrofit" Ordinance has allowed "owner choice for demolition" -- in conflict with Cultural Heritage procedures—and is described on p 21- 23 of "Findings" in the LOD from LADBS.
    - LADBS reviewer omitted many facts: that the Cultural Heritage Commission did not adopt the Statement of Overriding Consideration; that seismic retrofits in Historic Cultural Monuments were able to follow special codes; the retrofit ordinances were structured to be achievable and inexpensive.
- **June 6, 2025** City Planning later issued the Notice of Determination for this EIR having adopted the Statement of Overriding Consideration. (in conflict with the determination of the Cultural Heritage Commission).
- **July 8, 2025** Appeal from Angelenos for Historic Preservation (AHP) to Board of Building and Safety Commissioners of LADBS adoption of the "Statement of Overriding Consideration" deeming that demolition could proceed, based on cost evidence presented to that Board that the retrofit was "too costly" and made the building "worth zero$".
- **November 18, 2025 AHP appeal denied** to LADBS Board of Building and Safety

PART 1: AHP COST ANALYSES

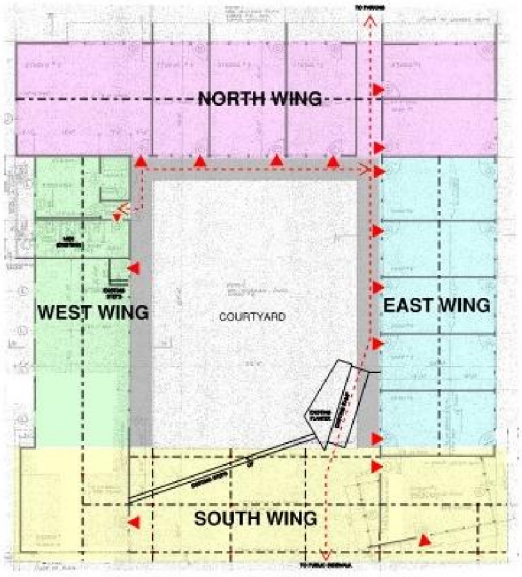
BARRY BUILDING AS FOUND



ROOF PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

GENERAL NOTES:

- PLANS ARE BASED ON 1950 FLOOR PLANS.
- FLOOR PLANS SHOW CROSS WALLS FORMING TENANT SPACES AT TIME OF CONSTRUCTION. OWNER'S CONSULTANT REPORTS DO NOT CLARIFY WHETHER OR NOT THOSE WALLS REMAIN AND WHETHER THEIR STRUCTURAL VALUE WAS CALCULATED.
- BUILDING HAS SEPARATE STRUCTURAL WINGS DUE TO DIFFERING FLOOR AND ROOF LEVELS RESULTING IN DISCONTINUOUS DIAPHRAMS.
- EXISTING ACCESSIBLE ROUTE AT FIRST FLOOR. THE BUILDING HAS HAD REQUIRED DISABLED ACCESS UPGRADES AT THE FIRST FLOOR, WHICH IS THE ONLY FLOOR WITH MANDATORY UPGRADES.

LEGEND

EXISTING UNIT ENTRY DOOR

EXISTING ACCESSIBLE ROUTE

AHP ANALYSIS #1

MANDATORY "SOFT STORY" COSTS

The realistic cost estimate for the continuing use of the building starts with what is mandatory--a "soft story" seismic retrofit. Using Hill International's own pricing in their Estimate #1 for the Owner, this analysis breaks out the costs of the 1st floor South Wing seismic work from Englekirk's report and adds the required 'follow-on" disabled access work from the Gruen report. The result is roughly **$1.57 million.**

The EIR Alternative #1 analyzing this approach was not priced. Hill International's $12 million figure was shown to the Cultural Heritage Board, without revealing to the Board that this was effectively building a new building and costing more than a new building—not a "continued" use.

The Barry Building Owners had emptied the building 2 years before the Ordinance. They retained structural engineers Englekirk to study the "soft story" condition, which the engineers found only in the South Wing and they defined as a Phase 1 retrofit.

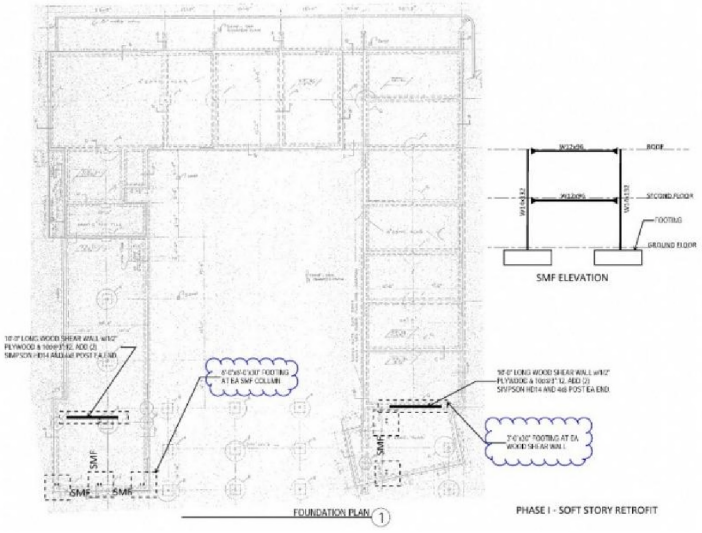
Structural Focus, consulting with AHP, has reported that the Phase 1 design was reasonable, even if not the most economical, but even that solution did go beyond the Ordinance requirements—including retrofit of both stories and the roof.

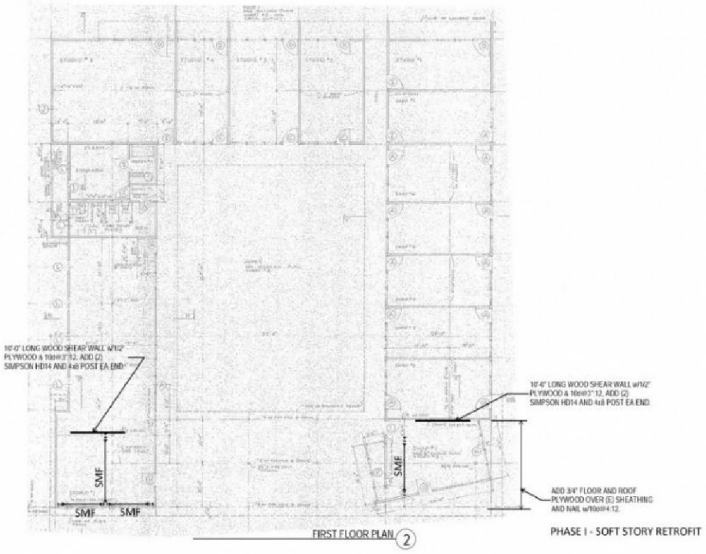
The Los Angeles Conservancy noted:

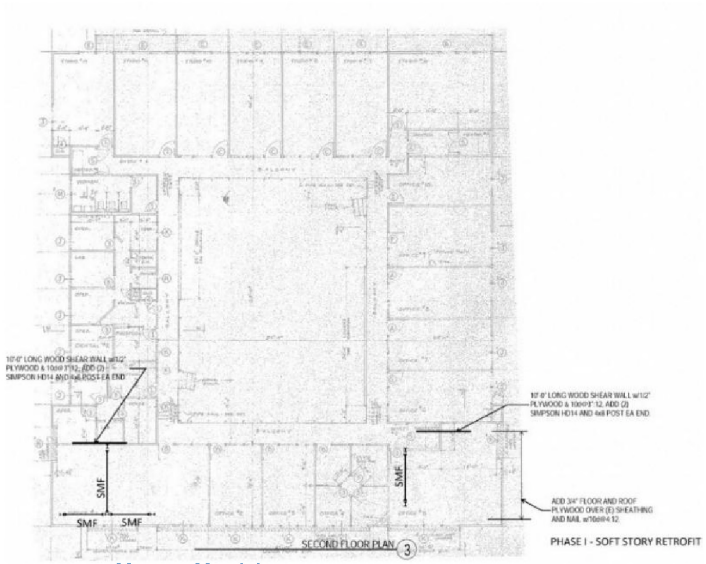
a. Per the City's analysis and records, and provided through April 1, 20234 , 12,433 total soft-story buildings exist across Los Angeles. To date, seventy percent (8,722) of these buildings have now complied with the mandatory requirements and city's ordinances for structural retrofits. Another fifteen 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.* (Our italics)
b. 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?

Englekirk sketches are on the following page. The AHP Analysis is on the subsequent page.

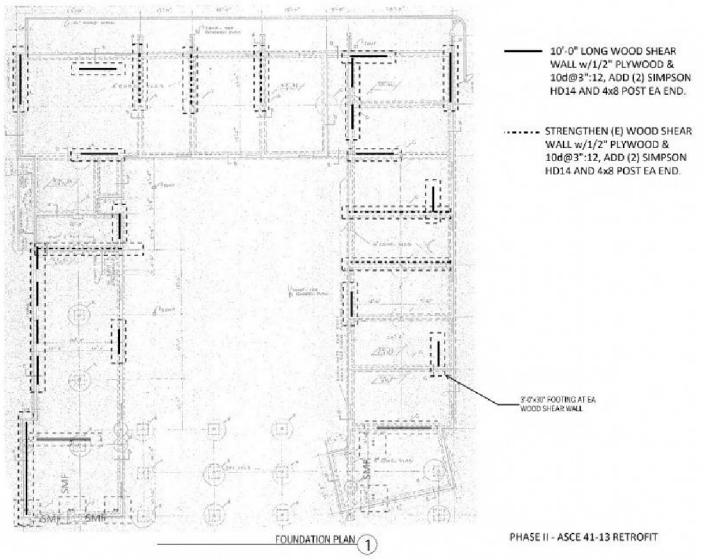
PHASE I SOFT STORY PLANS:

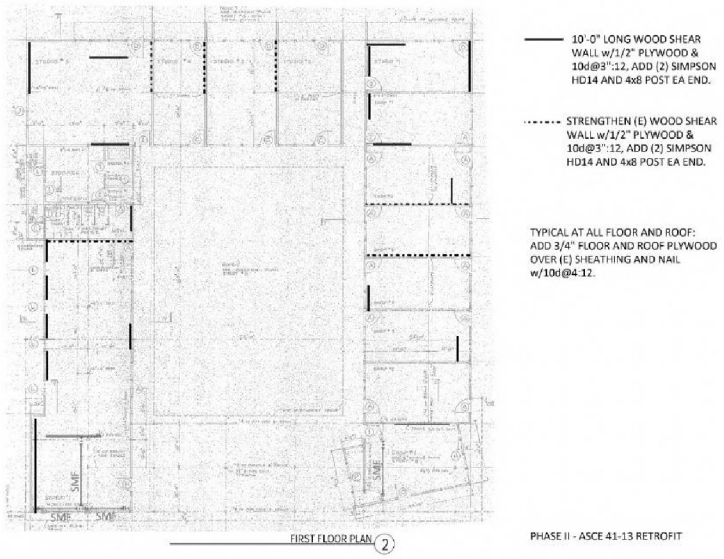


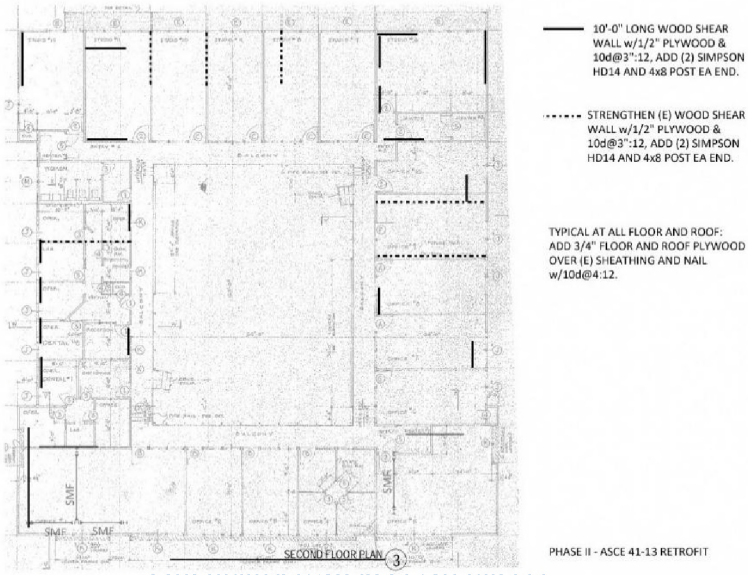


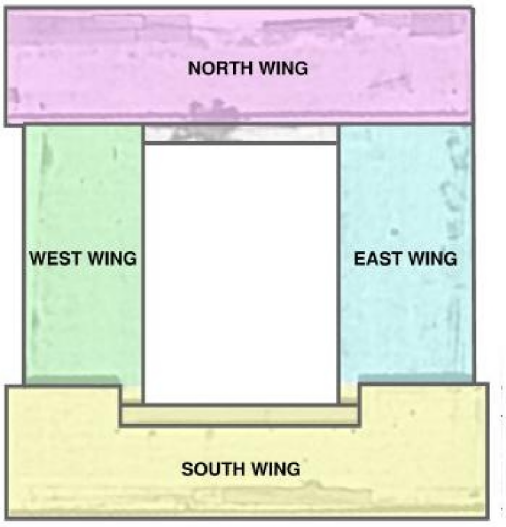


PHASE II SOFT STORY PLANS

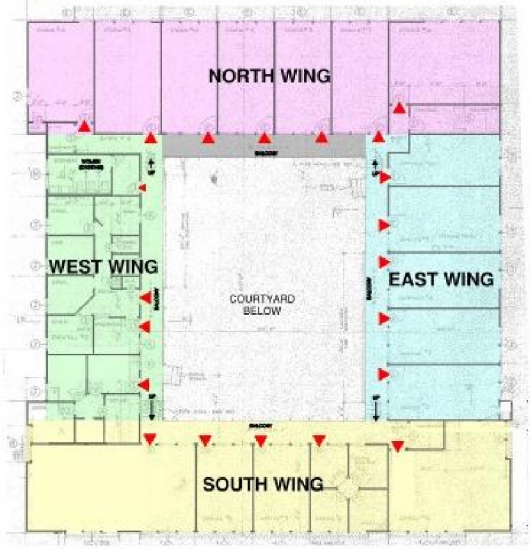




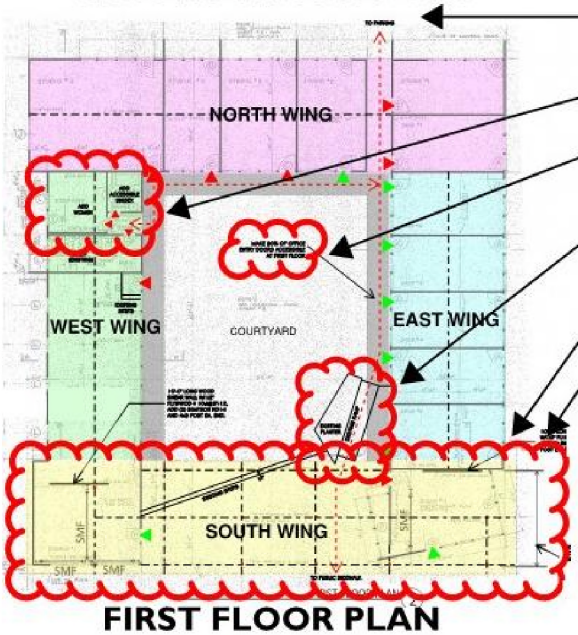




ROOF PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AHP ANALYSIS #1

MANDATORY "SOFT STORY" ONLY

HILL ESTIMATE #1 PER REPORT	11/15/2025
PROJECT ESTIMATE	$1,253,666
OWNER'S COSTS (26.25%)	$325,953
APH ANALYSIS #1 TOTAL	**$1,579,619**

GENERAL NOTES:

- SECOND FLOOR IS NOT REQUIRED TO BE ACCESSIBLE PER LABC 11B-206.2.3 EXCEPTIONS.
- NO ELEVATORS REQUIRED.

FIRST FLOOR

F1	RESTRIPE PARKING, ADA SIGANGE TO BUILDING	$9,258
F2	ADD WOMENS ROOM AND ACCESSIBLE UNISEX TOILET AT FIRST FLOOR	$232,951
F3	MAKE 20% OF ALL OFFICE ENTRY DOORS ACCESSIBLE AT FIRST FLOOR ONLY	$93,031
F4	ADA UPGRADES AT RAMP, RAILINGS AND SIGNAGE	$18,849
F5	ABATEMENT AT SOUTH WING (UNSUBSTANTIATED)	$193,452
F6	"SOFT STORY" RETROFIT ONLY	$706,125
	SUB-TOTAL	**$1,253,666**
	OWNER'S COSTS (26.25%)	$325,953
	TOTAL	**$1,579,619**

LEGEND

- EXISTING UNIT ENTRY DOOR
- EXISTING UNIT ENTRY DOOR WIDENED FOR ACCESSIBILITY
- EXISTING ACCESSIBLE ROUTE
- SCOPE OF WORKS

AHP ANALYSIS #2-

HILL #1 ESTIMATE SCOPE EXPLAINED

BREAKDOWN OF GRUEN AND ENGLEKIRK EXPANDED SCOPE OF WORK WHOLE BUILDING DEFERRED MAINTENANCE AND UPGRADES

The basis of the "economic infeasibility" finding in this case is in the costs put forth by the Owner as "required" for the Barry Building. A closer look at the scope contained in the Hill International Estimate #1 shows costs for the whole building --far beyond the limited first floor area of the South Wing and far beyond "requirements".

When the EIR review was moved to LADBS, the Owner's request to demolish the Barry Building became subject to a review criteria of "economic infeasibility". Commonly "infeasibility" might be found when a building is lost so completely to fire or earthquake as to be beyond fixing. This is not the case at the Barry Building. The Analysis diagram which follows shows the specific items of work in these categories after deductions for the "soft story" work. As a whole they equal effectively building a new building.

LADBS has reportedly never processed a request like this for a CHM demolition, and reportedly never reviewed an Environmental Impact Report. It appears that LADBS was greatly swayed by the Hill International Cost Estimates and the Appraisal, not questioning whether the scope of construction work was "required" as conveyed to them.

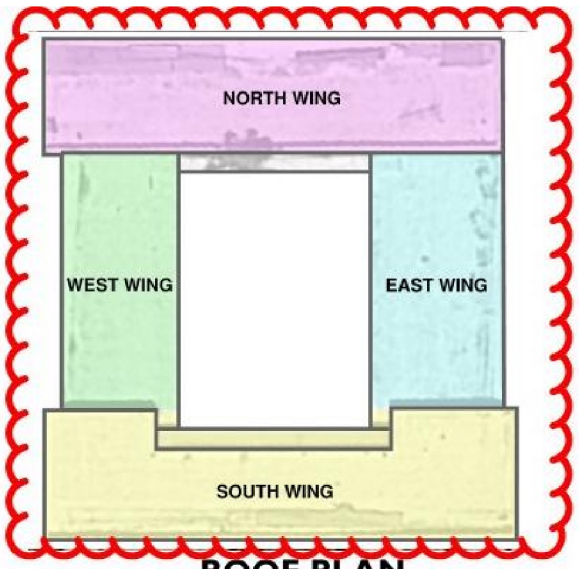
By citing such a large construction cost, the Owner appears to have persuaded LADBS to accept "economic infeasibility", without questioning whether there was a feasible approach within a budget commensurate with rents. As noted earlier, nothing prevents a property owner from paying for upgrades, and deferred maintenance should of course be addressed. But conflating all of this scope to decision-makers as "required" and implying that this renovation is triggered by structural deficits is unacceptable.

Breakdown of Phase 2 $$	**Category**	**Discussion**
20% of labor	**Davis Bacon wage rates**	Hill International labor costs are reported to be using public construction wage rates—which may be roughly 20%- excess in all labor costs in the Estimate. This building is privately owned, so these wage rates don't apply. (It is not uncommon for estimators to use these rates "in case", but it isn't acceptable to guess in this case if it contributes to "economic infeasibility" and demolition.)
$2.656,830	**Structural upgrade to "new" code**	Hill Estimate #1 includes structural work throughout the building. Subtracting out the Phase 1 retrofit, Englekirk further recommended "voluntary" retrofit (using ASCE 43-13 as their standard to check the Barry Building by also

	after soft story work	using a 75% code value as allowed.) This is prudent work, but was misreported to the Board of Building and Safety Commissioners as "required" work.
$2,679,985 + $1,710,000	**Deferred maintenance/ abatement**	Roughly 50% of the costs in Owners Estimate #1 are applied to deferred maintenance items and abatement. These are given line items but have no reports or evidence to back up the amounts
$2,368,837 mech, elec, fire	**Fire safety and energy conservation upgrades erroneously included as "required"**	State Title 24 Div 8 specifically exempts seismic retrofit projects in historic buildings from triggering energy upgrades, mechanical, electrical, and fire protection as well. See Part 2 for more details on these codes.

$3,496,635	**Deduction for disabled access upgrades**	Two story private office buildings have been exempt from elevator and disabled access upgrades for decades, but were included in Hill's Estimate #1at $1,929,484. When issuing Estimate #2 this became $3,496,635.

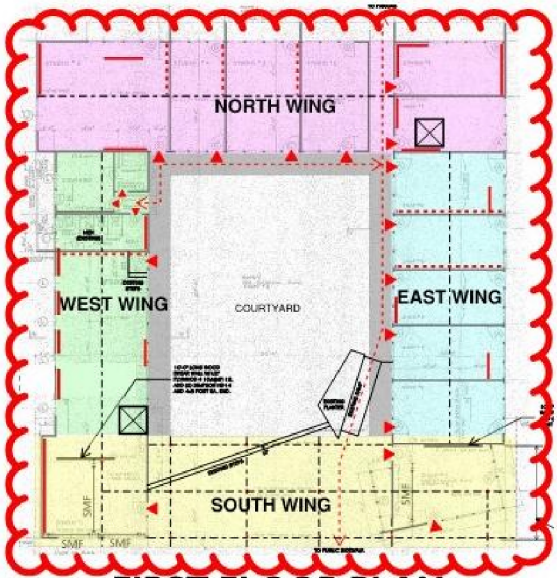
Every building owner experiences maintenance and capital costs to stay "even". All owners of existing buildings deal with updates that are desirable to keep attracting tenants. Appraisals of commercial property "regularize" maintenance costs and prudent building owners manage those costs. When maintenance has been deferred for a long time or an owner needs to make upgrades—as at the Barry Building-- commercial appraisers generally do not calculate that in their building valuations. This Owner chose to spend a decade without income letting the building deteriorate and then argues "economic infeasibility".



ROOF PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AHP ANALYSIS #2

HILL #1 ESTIMATE GRUEN + ENGLEKIRK SCOPE

HILL #1 ESTIMATE PER REPORT		1/2/2022
A111 STRUCTURAL		$4,409,466
A112 ACCESSIBLE PATH		$504,665
A113 PLUMBING		$240,522
A114 STAIRS AND BALCONY RAILING		$120,505
A115 VERTICAL TRANSPORTATION		$867,717
A116 TENANT SPACE		$1,936,710
A117 ABATEMENT		$1,547,616
A118 SITE IMPROVEMENTS		$525,453
	SUB-TOTAL	$10,152,655
B111 OWNER'S COSTS (26.25%)		$2,665,320
HILL #1 ESTIMATE TOTAL		**$12,817,975**

AHP ANALYSIS #2

WHOLE BUILDING ENGLEKIRK STRUCTURAL SCOPE		
• NEW 2-STORY MOMENT FRAME		$321,911
• NEW 2-STORY SHEAR WALLS		$883,781
• EXISTING SHEAR WALLS STRENGHTENING		$275,736
• PLYWOOD SHEAR DIAPHRAMS		$570,962
• REPLACE DRYWALL CEILINGS, WALLS		$463,244
• REPAIR MOISTURE AND TERMITE DAMAGE		$293,393
	SUB-TOTAL	$2,809,027
• OWNER'S COSTS (26.25%)		$737,430
	TOTAL	$3,546,457

WHOLE BUILDING GRUEN ADA SCOPE		
• ACCESSIBILTY SIGNAGE, PARKING, SIDEWALK		$103,947
• STAIRS, HANDRAILS, GUARDRAILS		$164,203
• UNISEX RESTROOMS, UPGRADE EXISTING		$240,522
• 2-DOOR ELEVATORS, AREAS OF REFUGE		$867,717
• WIDEN ALL EXTERIOR & INTERIOR DOORS		$405,511
• REPLACE +10 WINDOWS		$15,125
	SUB-TOTAL	$1,797,025
• OWNER'S COSTS (26.25%)		$471,765
	TOTAL	$2,268,790

DEFERRED MAINTENANCE		
• SEWER LINE REPLACEMENT		$84,616
• PARKING LOT DRAINAGE, RESURFACING		$539,413
• RESURFACE EAST ROADWAY		$57,455
• FIRE SPRINKLERS		$338,999
• REPLACE EXTERIOR WALL FINISH		$1,102,235
	SUB-TOTAL	$2,122,718
• OWNER'S COSTS (26.25%)		$557,267
	TOTAL	$2,679,985

WHOLE BUILDING ENERGY AND ENERGY SAVINGS		
• NEW AIR CONDITIONING SYSTEM		$974,835
• NEW LED LIGHTING AND ELECTRICAL		$355,928
• NEW LOW-E DOUBLE GLAZING THROUGHOUT		$381,619
• NEW STORM WATER SYSTEM		$163,887
	SUB-TOTAL	$1,876,269
• OWNER'S COSTS (26.25%)		$492,568
	TOTAL	$2,368,837

ABATEMENT (UNSUBSTANTIATED)		$1,547,616
• OWNER'S COSTS (26.25%)		$406,290
	TOTAL	$1,953,906

GRAND TOTAL $12,817,975

LEGEND

- NEW 2-STORY SHEAR WALL
- EXISTING 2-STORY SHEAR WALL TO BE REINFORCED
- NEW UNIT ENTRY DOOR
- EXISTING ACCESSIBLE ROUTE
- NEW 2-DOOR ELEVATOR

AHP ANALYSIS #3-

HILL INTERNATIONAL ESTIMATE #2— DELETES ADA WORK, ADDS NEW COSTS

Hill International Estimate #2 (dated Nov 6, 2024) Challenges to errors in the Hill International disabled access Scope of Work led to their revised Estimate #2; they eliminated some specific identifiable ADA line items as shown below. The $1.8 million in "Owner Costs" deducted has no explanation. The totals don't meet the worksheets.

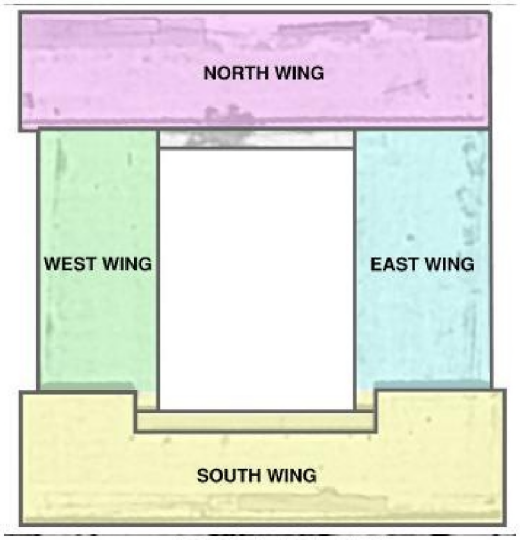
Hill #2 Estimate ADA Items Deducted from Hill #1			**Escalation from Hill #1 Est.**
1	Modify Doorways at East elevation	$39,778	18%
2	Handrails at Courtyard Steps	$3,964	33%
3	Curb at Courtyard Ramp	$1,068	27% (Removed in Error)
4	Horizontal Rail at Landscape Element	$1,982	25%
5	Handrail at Ramp Leading to CMU Addition	$8,589	33%
6	Unisex Restroom at First Floor	$60,486	13%
7	Unisex Restroom at Second Floor	$335	13%
8	Code Compliant Restroom Signs	$1,220	58%
9	Handrails at Second Floor Steps	$29,613	38%
10	2x 2Door Elevators w/ 2 Stops	$1,086,133	29%
11	2x Areas of Assisted Rescue at Second Floor	$70,859	277%
12	Modify Landings to Necessary Doors	$29,921	15%
13	Handrails at Tenant Interior Steps	$44,421	39%
14	Replace Door Frames at Doors Less Than 34"w	$154,089	19%
15	Lever Door Handles	$31,578	15%
16	Widen Walkway at East Side	$80,106	19%
	Total items dropped from prior Hill #1	**$1,644,142**	29% Overall Escalation
	Owner's Costs	**$1,852,493**	112% (26% in Hill #1 Est.)
	Reported Total	**$3,496,635**	

New items were added into this Estimate #2 with no details on origin- Hill International also added new scope with costs twice as much as those removed. fire alarm, more windows etc.

Hill #2 Estimate Added Items & Costs			
1	Fire Alarm System	$149,885	Added Line Item
2	15ton Split System & Ductwork	$458,079	Line Item Increase
3	Fire Main from Street & Backflow	$108,154	Line Item Increase
4	Plexiglass to Second Floor Guardrails	$21,788	Added Line Item
5	19 Additional Openable Windows	$56,869	Line Item Increase
6	Rework of Louvers on South Elevation	$350,201	Line Item Increase
	Total	**$1,442,670**	Incl 26% Owner's Costs

Hill escalated all remaining items- For all the items which continued forward from Estimate #1

Hill #2 Estimate Escalation			
All	Remaining items in Estimate #2	**$2,803, 865**	Average 25% of $11,215,458



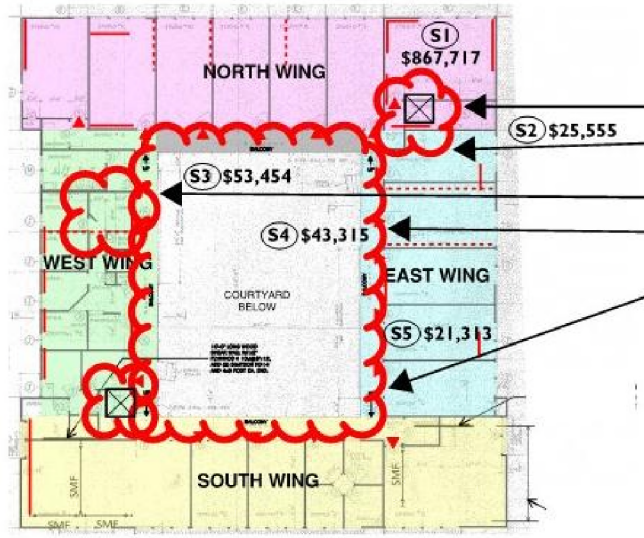
ROOF PLAN

AHP ANALYSIS #3

HILL #2 DEDUCTIONS

HILL #2 ESTIMATE PER REPORT	11/6/2024
TOTAL PROJECT ESTIMATE	$18,935,024
ADA DEDUCTIONS	$3,496,635*
PROJECT ESTIMATE	**$15,438,398**

*HILL INTERNATIONAL UNCLEAR. NO BREAKDOWN PROVIDED

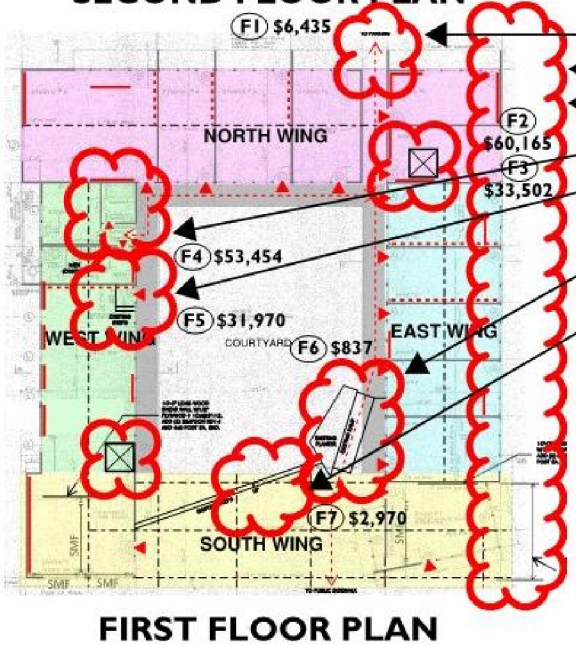


SECOND FLOOR PLAN

ADA LINE ITEM DEDUCTIONS ($ PER HILL #1 ESTIMATE)

SECOND FLOOR (ADA ONLY)

S1	2 EA. 2-DOOR ELEVATORS W/ 2 STOPS.	$867,717
S2	ADD 2 EXTERIOR AREAS OF ASSISTED RESCUE AT SECOND FLOOR BALCONY.	$25,555
S3	UNISEX RESTROOM AT SECOND FLOOR.	$53,454
S4	REPACE EXISTING STEEL GUARDS WITH NEW. (MODIFY EXISTING GUARDS)	$43,315
S5	WALL MOUNTED HANDRAILS AT EA. OF 4 STAIRS SECOND FLOOR.	$21,313



FIRST FLOOR PLAN

FIRST FLOOR (ADA ONLY)

F1	HANDRAIL FOR RAMP LEADING TO CMU.	$6,435
F2	WIDEN SIDEWALK AT EAST ELEVATION.	$60,165
F3	MODIFY DOORWAYS AT EAST ELEVATION.	$33,502
F4	UNISEX RESTROOM AT FIRST FLOOR.	$53,454
F5	PROVIDE HANDRAILS TO TENANT INTERIOR STEPS.	$31,970
F6	CONCRETE CURB AT COURTYARD RAMP. *ERROR	$837
F7	FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS.	$2,970
F8	POST MOUNTED HORIZONTAL RAIL.	$1,485
F9	CODE COMPLIANT SIGNS FOR RESTROOMS.	$772
F10	WIDEN ALL TENANT DOORWAYS.	$172,778
F11	MODIFY LANDINGS TO NECESSARY DOORS.	$26,031
F12	REPLACE DOOR AND FRAME FOR DOORS LESS THAN 34" WIDE.	$129,584

LEGEND

NEW 2-STORY SHEAR WALL

EXISTING 2-STORY SHEAR WALL TO BE REINFORCED

EXISTING UNIT ENTRY DOOR

EXISTING ACCESSIBLE ROUTE

SCOPE OF WORKS REMOVED

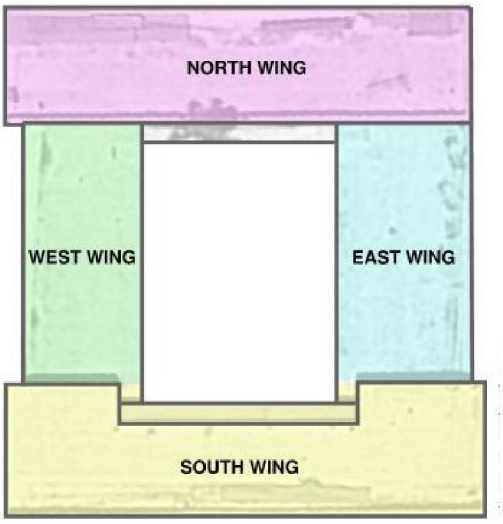
ALPHA ANALYSIS #4

"SOFT STORY" ONLY

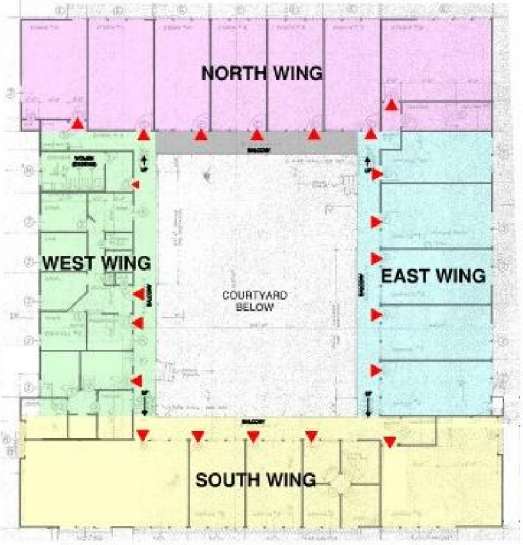
Alpha Structural bases their cost estimates of **$1,167,441** on extensive experience having completed 1,300 similar retrofits as both engineer and contractor. Their pricing is considered superior to a cost estimator. Although they were denied access to the Barry Building and can only look at Englekirk's sketches , their extensive experience does make them capable of devising estimates. Cost estimators call Alpha to get valid cost numbers. Their design is likely less costly due to fewer mark-ups, highly trained workers, non-union wage rates, lower operating costs, and targeted locations for structural strengthening.

To Alpha's estimate this report adds the same "follow on" costs as used for Englekirk's "soft story" design.

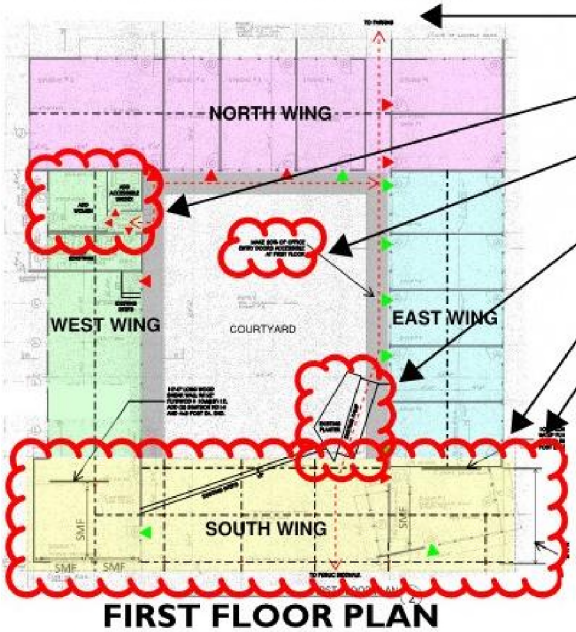
Structural Focus reviewed Alpha's design approach and concludes that the design approach has merit. Structural Focus engineer David Cocke is the recognized expert on "soft story" retrofit, having collaborated in writing the Los Angeles Ordinances and training LADBS engineers in its implementation.



ROOF PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

ALPHA ANALYSIS #4

MANDATORY "SOFT STORY" ONLY

ALPHA ESTIMATE PER REPORT	11/15/2025
PROJECT ESTIMATE	$926,541
OWNER'S COSTS (26.25%)	$240,900
APH ANALYSIS #4 TOTAL	$1,167,441

GENERAL NOTES:

- SECOND FLOOR IS NOT REQUIRED TO BE ACCESSIBLE PER LABC 11B-206.2.3 EXCEPTIONS.
- NO ELEVATORS REQUIRED.

FIRST FLOOR

F1	RESTRIPE PARKING, ADA SIGANGE TO BUILDING	$9,258
F2	ADD WOMENS ROOM AND ACCESSIBLE UNISEX TOILET AT FIRST FLOOR	$232,951
F3	MAKE 20% OF ALL OFFICE ENTRY DOORS ACCESSIBLE AT FIRST FLOOR ONLY	$93,031
F4	ADA UPGRADES AT RAMP, RAILINGS AND SIGNAGE	$18,849
F5	ABATEMENT AT SOUTH WING (UNSUBSTANTIATED)	$193,452
F6	"SOFT STORY" RETROFIT BY ALPHA	$379,000
	SUB-TOTAL	$926,541
	OWNER'S COSTS (26.25%)	$240,900
	TOTAL	$1,167,441

LEGEND

- EXISTING UNIT ENTRY DOOR
- EXISTING UNIT ENTRY DOOR WIDENED FOR ACCESSIBILITY
- EXISTING ACCESSIBLE ROUTE
- SCOPE OF WORKS

AHP ANALYSIS #5-

APPRAISALS DECEPTIVE

Two CBRE Appraisals were available: In March 2023 CBRE evaluated the residual land value and cash return for a project renovating the Barry Building spending the amounts in the Hill International Cost Estimate, and concluded that the project created a negative building value. Assumptions within this Appraisal might be contested, but the initial calculations of gross and net income was quite straightforward.

In July 2024 CBRE revisited the "project" conducting an Appraisal based on comparable land sales. Casting a wide net in West LA for office buildings sized above and below the Barry Building—but not highrises—the comparable sales per square foot were compared to the costs of from Hill International for renovating the building, and again valued the building at a negative value.

It was in the first Appraisal that the concept of a **$17.1 million** renovation took hold. While that Appraisal indicated a building value of **$11,361,308** when costs were being estimated at **$12,817,975,** that might have been accepted as "shooting distance" and "economically feasible". However, that was when the large menu with developer profit of over $2 million, plus building sales costs and tenant improvements were piled on to make the continued use appear to be a large loser.

As described previously, both types of Appraisal relied on the Hill International Cost Estimates, which resulted in expenditures at the Barry Building of roughly $1,000/sf—likely over a new building cost.

- Prudent property owners would have taken this to the next level: looking for the match between the income from types of office and retail space and the kinds of maintenance and operating costs and capital expenditures that would make continuing the building use feasible. (The answer was somewhere around an $11 million expenditure.)
- Prudent property owners would ask whether there was a way to capture land value and keep the building in place. With the same owner having vacant land to the west, that answer would have been "yes".
- This Owner has not argued that their land is worthless. The Owner sees great value in the land. They fail to report that that value may be changed only minutely by keeping the building.
- Paying $1.9 million for abatement and $185,000 for demolition would make it more potentially more costly than returning the building to productive use.
- Owners of historic buildings can get tax benefits from "historic easements"-- significant tax deductions while keeping the building. That requires a specific kind of appraisal .

Appraisals were used deceptively, twisted to "prove" economic infeasibility" instead of being a road map for wise decision-making for feasibility.

PART 2- ATTACHMENTS

CULTURAL HERITAGE RE-USE ANALYSIS

The Barry Building is Los Angeles Cultural Heritage Monument # 887. The Owner's representatives submitted Cost Estimates and Appraisals to City staff purporting to show "economic infeasibility" of the continued use of the building. They exhibited a refusal to acknowledge the actual status of codes surrounding seismic work in historic buildings. Great effort has been made by experts to devise codes which promote increased safety in existing and historic buildings while not being unreasonably burdensome.

Findings Required for Demolition: In order for demolition to proceed, the Cultural Heritage Commission requirements are:

- **Sec 22.171.xx_Standards for Issuance of a Permit for the Demolition or Relocation of a Site, Building or Structure Designated a Monument**. The Commission shall base its determination on the approval of a permit for the demolition or removal of any Monument on the following:
  - (1) A report regarding the structural soundness of the building or structure and its suitability for continued use, renovation, restoration or rehabilitation from a licensed engineer or architect who meets the Secretary of the Interior's Profession Qualification Standards as established by the Code of Federal Regulations, 36 CFR Part 61. This report shall be based on the Secretary of the Interior's Standards for Architectural and Engineering Documentation with Guidelines; and
  - (2) Compliance with the California Environmental Quality Act, Public Resources Code Section 21000, et seq.

Owner's Failure to Evaluate "Suitability for Continued Use": While the Cultural Heritage Ordinance requires a report on suitability for continued use, the Owner report included limited pertinent information, while over-emphasizing exaggerated costs to make this equivalent to a new building.. The building is and has been eminently suitable for continued use. The Owner solely reported on whether the building is equivalent to a new building.

Condition of building at time of Owner's Demolition Request: The Owner applied for a demolition permit for the building in 2019.

- Maintenance to 2016: The building appeared well-maintained through its useful life and appeared to have had some required disabled access upgrades.
- Maintenance after 2016: The building was allowed to deteriorate after 2016. It is now fenced and secured, as is mandatory in Los Angeles. Recent photographs show areas of damage but a high retention of historic features.

Contents of Re-Use Feasibility Study

:

- **AS-FOUND PLANS** .
- **BUILDING CONDITION REPORT**
- **SUMMARY OF CHARACTER-DEFINING FEATURES TO RETAIN**
- **CODE ANALYSIS:**
  - **Current Certificate of Occupancy and permit history** for determining allowed uses to remain.
  - **Analysis of useful provisions "Existing Building Code"** for specific procedures for continuing current uses or changing uses
  - **Analysis of useful provisions- State Historic Building Code:** special code acknowledging use of archaic materials can continue; allowing certain exemptions or slight changes to disabled access codes to enable historic materials to remain (see below)
  - **Exemption from energy, llfe safety, mechanical, and electrical updates:** State Historic Building Code_allows omission of ALL energy conservation upgrades when structurally upgrading historic buildings. Exceptions in Ordinance: "this division shall not require existing electrical, plumbing, mechanical, or fire safety systems to be altered to comply with existing (sic) code unless they constitute a hazard
  - **Specific codes for seismic retrofit:**
    - **State Historic Building Code** For structural alternatives. (Owner chose to omit this and calculate the building as if needing to meet new construction requirements)
    - **Structural engineering " Soft Story" LA retrofit Ordinance 18393 and 184081 analysis focus on economic methods**: "Soft story" is a lower floor of a multi-story building which does not have sufficient strength to resist the lateral (sideways) or other shaking of an earthquake, due to the weight above. Economical Method is goal: LADBS website states "The goal of the mandatory retrofit program is to reduce structural deficiencies by the most economical and feasible method." The building was cited as Priority III- the lowest priority
    - **"Soft story" in historic buildings is flexible** Sec 91.308 references use of the State Historic Building Code for historic buildings.LA Conservancy writes: 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.
    - **Exemptions for disabled access :** Codes mandate that when structural work is done, some "follow on" disabled access work must be done in affected areas. This is limited work, and only applied to affected areas. In other words, disabled access cannot be ignored, but cannot be assumed to equal current requirements and can negotiate and allow expedient solutions
      - **2nd story of private office building not required** to be accessible
      - **CASp (Certified Access Specialist) Review preferable**: Owner's reviews do not appear to have been conducted by a certified expert
      - **Review "Existing" sections of disabled access codes --**
      - **Review State Historic Building Code** For disabled access 'equivalent facilitation"- specific items in the code itself or that can be requested to allow existing conditions to remain (Owner failed to note)
    - **Disabled Access only in areas affected by structural upgrades—Budget shows whole building**

- The Gruen report used by Hill International showed ALL the aspects of the building which do not comply with 2019 disabled access codes—whether or not they are affected by structural work. The Gruen scope of work was inflated beyond even today's code
- Current code is only mandatory in limited areas. For small buildings like this, Gruen failed to mention the 2nd floor exemption in buildings without an elevator.
- Gruen failed to analyze "equivalent facilitation" allowed under State Historic Building Code, which provides special "equivalents" to deal with features that are not compliant with codes developed 50 years after the building.

QUALIFICATIONS

This report by Offenhauser/Mekeel Architects was prepared by architects having extensive experience over 50 years with seismic retrofits and seismic design in historic other buildings. Frances Offenhauser was retained by the State of California to engage with specialist structural engineers in devising seismic retrofits for State-owned buildings funded by the Seismic Bond Act, including the Santa Barbara Armory; the Mt. Whitney Fish Hatchery; the former Hotel Norconian, and others. OMA's experience is highly specialized due to complying with the wide spectrum of building, structural, and disabled access codes for new and existing construction.

Ms. Offenhauser has directed preservation projects for many of Southern California's most important landmarks, including Los Angeles' Union Station; the Olympic Swim Stadium; the California Museum of Science and Industry façade reconstruction; the Beverly Hills Waterworks (Margaret Herrick Library), the Mutual Don Lee Studios (Pickford Center for Motion Picture Study); the Armory in Exposition Park; and Glendale's Brand Library. .At Catlett Construction she worked with the 50 man construction crew for seismic retrofits and rehabilitations of multiple large National Register properties, including the Culver Hotel, the Hollywood Tower; the Ojai Apartments, and the Melrose Building, as well as multiple adaptive reuse and retrofit projects in Queen Anne homes in North University Park. Most of her preservation work is in major historic buildings, but her experience with smaller wood framed buildings like the Barry Building is also extensive both as an architect and developer—over 100 similar projects, all of which included seismic engineering. She is also Architect of Record for the Hollywood Heritage Museum (Lasky DeMille Barn) and owns and restored the Buckland Studios and LA Mayor James Toberman's home, both Cultural Heritage Monuments. For 30 years she provided architectural services to the Academy of Motion Picture Arts and Sciences, and led the team of production personnel in developing the first purpose-built live broadcast theater (for the Oscars).

Channel Law Group, LLP

February 17, 2026

Appellant's Comments and Objections to ENV-2019-6645-EIR (SCH #2020-110210), 11973 San Vincente Boulevard Project EIR, Council File: 25-1518 ("Project")

EXHIBIT B

Secretary of State
Articles of Organization
Limited Liability Company (LLC)

LLC-1

201704010474

FILED
Secretary of State
State of California
JAN 30 2017

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IMPORTANT — Read Instructions before completing this form.

Filing Fee - $70.00

Copy Fees - First plain copy free; Additional copies: First page $1.00 & .50 for each attachment page; Certification Fee - $5.00

Important! LLCs may have to pay an annual minimum $800 tax to the California Franchise Tax Board. For more information, go to https://www.ftb.ca.gov.

1. Limited Liability Company Name (See Instructions – Must contain an LLC ending such as LLC or L.L.C. "LLC" will be added, if not included.)

11973 San Vicente, LLC

2. Business Addresses

a. Initial Street Address of Designated Office in California - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
300 S. Grand Ave., 37th Fl.	Los Angeles	CA	90071
b. Initial Mailing Address of LLC, **If different than item 2a**	City (no abbreviations)	State	Zip Code

3. Agent for Service of Process

Item 3a and 3b: If naming an **individual**, the agent must reside in California and Item 3a and 3b must be completed with the agent's name and complete California street address.

Item 3c: If naming a California Registered **Corporate Agent**, a current agent registration certificate must be on file *with the California Secretary of State and Item 3c must be completed (leave Item 3a-3b blank).*

a. California Agent's First Name (if agent is **not** a corporation)	Middle Name	Last Name	Suffix
William	Harold	Borthwick	

b. Street Address (if agent is **not** a corporation) - **Do not list a P.O. Box**	City (no abbreviations)	State	Zip Code
300 S. Grand Ave., 37th Fl.	Los Angeles	CA	90071

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 3a or 3b

4. Management (Select **only** one box)

The LLC will be managed by:

☐ One Manager ☑ More than One Manager ☐ All LLC Member(s)

5. Purpose Statement (Do not alter Purpose Statement)

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

6. The information contained herein, including in any attachments, is true and correct.

Organizer sign here

Stacey A. Sullivan

Print your name here

BA20241464677

STATE OF CALIFORNIA
Office of the Secretary of State
AMENDMENT OF ARTICLES OF ORGANIZATION
CA LIMITED LIABILITY COMPANY

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

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-FILED-

File No.: BA20241464677

Date Filed: 8/13/2024

Limited Liability Company Information

Limited Liability Company Name	11973 SAN VICENTE, LLC
Entity No.	201704010474

Amendment Details

The Limited Liability Company will be managed by	One Manager

Review and Signature

Additional information and signatures set forth on attached pages, if any, are incorporated herein by reference and made part of this filing.

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

William Harold Borthwick
Manager/Member Signature

08/13/2024
Date

B2964-5282 08/13/2024 9:33 AM Received by California Secretary of State

BA20250320654

STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
LIMITED LIABILITY COMPANY

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: BA20250320654

Date Filed: 2/13/2025

Entity Details

Limited Liability Company Name	11973 SAN VICENTE, LLC
Entity No.	201704010474
Formed In	CALIFORNIA

Street Address of Principal Office of LLC

Principal Address	300 S. GRAND AVENUE, 37TH FLOOR LOS ANGELES, CA 90071

Mailing Address of LLC

Mailing Address	300 S. GRAND AVENUE, 37TH FLOOR LOS ANGELES, CA 90071
Attention	

Street Address of California Office of LLC

Street Address of California Office	300 S. GRAND AVENUE, 37TH FLOOR LOS ANGELES, CA 90071

Manager(s) or Member(s)

Manager or Member Name	Manager or Member Address
William Harold Borthwick	300 S. Grand Avenue, 37th floor Los Angeles, CA 90071
+ Charles T. Munger Jr.	300 S. GRAND AVENUE, 37TH FLOOR LOS ANGELES, CA 90071

Agent for Service of Process

Agent Name	WILLIAM HAROLD BORTHWICK
Agent Address	300 S. GRAND AVENUE, 37TH FLOOR LOS ANGELES, CA 90071

Type of Business

Type of Business	REAL ESTATE OWNERSHIP AND MANAGEMENT

Email Notifications

Opt-in Email Notifications	No, I do NOT want to receive entity notifications via email. I prefer notifications by USPS mail.

Chief Executive Officer (CEO)

CEO Name	CEO Address
None Entered	

Labor Judgment

No Manager or Member, as further defined by California Corporations Code section 17702.09(a)(8), has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal is pending, for the violation of any wage order or provision of the Labor Code.

B3442-9882 02/13/2025 4:55 PM Received by California Secretary of State

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

Whitney B. Kringel	*02/13/2025*
Signature	Date

B3442-9883 02/13/2025 4:55 PM Received by California Secretary of State

BA20250347513

STATE OF CALIFORNIA
Office of the Secretary of State
AMENDMENT OF ARTICLES OF ORGANIZATION
CA LIMITED LIABILITY COMPANY

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

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File No.: BA20250347513

Date Filed: 2/19/2025

Limited Liability Company Information

Limited Liability Company Name	11973 SAN VICENTE, LLC
Entity No.	201704010474

Amendment Details

The Limited Liability Company will be managed by	More than One Manager

Review and Signature

Additional information and signatures set forth on attached pages, if any, are incorporated herein by reference and made part of this filing.

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

William H. Borthwick
Manager/Member Signature

02/19/2025
Date

B3455-8750 02/19/2025 10:36 AM Received by California Secretary of State

BA20251294539

STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
LIMITED LIABILITY COMPANY

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

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-FILED-

File No.: BA20251294539

Date Filed: 6/16/2025

Entity Details

Limited Liability Company Name	11973 SAN VICENTE, LLC
Entity No.	201704010474
Formed In	CALIFORNIA

Street Address of Principal Office of LLC

Principal Address	200 N. LARCHMONT BLVD. LOS ANGELES, CA 90004

Mailing Address of LLC

Mailing Address	515 S. FLOWER ST. 7TH FL. LOS ANGELES, CA 90071
Attention	Stacey A. Sullivan

Street Address of California Office of LLC

Street Address of California Office	200 N. LARCHMONT BLVD. LOS ANGELES, CA 90004

Manager(s) or Member(s)

Manager or Member Name	Manager or Member Address
■ William Harold Borthwick	200 N. LARCHMONT BLVD. LOS ANGELES, CA 90004
■ Charles T. Munger Jr.	200 N. LARCHMONT BLVD. LOS ANGELES, CA 90004

Agent for Service of Process

Agent Name	Stacey A. Sullivan
Agent Address	515 S. FLOWER ST. 7TH FL. LOS ANGELES, CA 90071

Type of Business

Type of Business	REAL ESTATE OWNERSHIP AND MANAGEMENT

Email Notifications

Opt-in Email Notifications	Yes, I opt-in to receive entity notifications via email.

Chief Executive Officer (CEO)

CEO Name	CEO Address
None Entered	

Labor Judgment

No Manager or Member, as further defined by California Corporations Code section 17702.09(a)(8), has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal is pending, for the violation of any wage order or provision of the Labor Code.

B3779-9604 06/16/2025 1:55 PM Received by California Secretary of State

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

Whitney B. Kringel	*06/16/2025*
Signature	Date

B3779-9605 06/16/2025 1:55 PM Received by California Secretary of State

Secretary of State
Articles of Organization
Limited Liability Company (LLC)

LLC-1

201706110616

FILED
Secretary of State
State of California
STC
FEB 21 2017

IMPORTANT — Read Instructions before completing this form.

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Copy Fees - First plain copy free; Additional copies: First page $1.00 & .50 for each attachment page; Certification Fee - $5.00

Important! LLCs may have to pay an annual minimum $800 tax to the California Franchise Tax Board. For more information, go to https://www.ftb.ca.gov.

2cc This Space For Office Use Only

1. Limited Liability Company Name (See Instructions – Must contain an LLC ending such as LLC or L.L.C. "LLC" will be added, if not included.)

11991 San Vicente, LLC

2. Business Addresses

a. Initial Street Address of Designated Office in California - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
300 S. Grand Ave., 37th Fl.	Los Angeles	CA	90071
b. Initial Mailing Address of LLC, **if different than item 2a**	City (no abbreviations)	State	Zip Code

3. Agent for Service of Process

Item 3a and 3b: If naming an **individual**, the agent must reside in California and Item 3a and 3b must be completed with the agent's name and complete California street address.

Item 3c: If naming a California Registered **Corporate Agent**, a current agent registration certificate must be on file with the California Secretary of State and Item 3c must be completed (leave Item 3a-3b blank).

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
William	Harold	Borthwick	
b. Street Address (if agent is **not** a corporation) - **Do not list a P.O. Box**	City (no abbreviations)	State	Zip Code
300 S. Grand Ave., 37th Fl.	Los Angeles	CA	90071
c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 3a or 3b			

4. Management (Select **only** one box)

The LLC will be managed by:

☐ One Manager ☑ More than One Manager ☐ All LLC Member(s)

5. Purpose Statement (Do not alter Purpose Statement)

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

6. The Information contained herein, including in any attachments, is true and correct.

Stacey A. Sullivan

Organizer sign here

Stacey A. Sullivan

Print your name here

BA20241464725

STATE OF CALIFORNIA
Office of the Secretary of State
AMENDMENT OF ARTICLES OF ORGANIZATION
CA LIMITED LIABILITY COMPANY

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

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-FILED-

File No.: BA20241464725

Date Filed: 8/13/2024

Limited Liability Company Information

Limited Liability Company Name	11991 SAN VICENTE, LLC
Entity No.	201706110616

Amendment Details

The Limited Liability Company will be managed by	One Manager

Review and Signature

Additional information and signatures set forth on attached pages, if any, are incorporated herein by reference and made part of this filing.

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

William Harold Borthwick
Manager/Member Signature

08/13/2024
Date

B2964-5448 08/13/2024 9:38 AM Received by California Secretary of State

BA20250320754

STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
LIMITED LIABILITY COMPANY

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

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-FILED-

File No.: BA20250320754

Date Filed: 2/13/2025

Entity Details

Limited Liability Company Name	11991 SAN VICENTE, LLC
Entity No.	201706110616
Formed In	CALIFORNIA

Street Address of Principal Office of LLC

Principal Address	300 S. GRAND AVENUE, 37TH FLOOR LOS ANGELES, CA 90071

Mailing Address of LLC

Mailing Address	300 S. GRAND AVENUE, 37TH FLOOR LOS ANGELES, CA 90071
Attention	

Street Address of California Office of LLC

Street Address of California Office	300 S. GRAND AVENUE, 37TH FLOOR LOS ANGELES, CA 90071

Manager(s) or Member(s)

Manager or Member Name	Manager or Member Address
William Harold Borthwick	300 S. Grand Avenue, 37th floor Los Angeles, CA 90071
+ Charles T. Munger Jr.	300 S. GRAND AVENUE, 37TH FLOOR LOS ANGELES, CA 90071

Agent for Service of Process

Agent Name	WILLIAM HAROLD BORTHWICK
Agent Address	300 S. GRAND AVENUE, 37TH FLOOR LOS ANGELES, CA 90071

Type of Business

Type of Business	REAL ESTATE OWNERSHIP AND MANAGEMENT

Email Notifications

Opt-in Email Notifications	No, I do NOT want to receive entity notifications via email. I prefer notifications by USPS mail.

Chief Executive Officer (CEO)

CEO Name	CEO Address
None Entered	

Labor Judgment

No Manager or Member, as further defined by California Corporations Code section 17702.09(a)(8), has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal is pending, for the violation of any wage order or provision of the Labor Code.

B3444-01193 02/13/2025 5:03 PM Received by California Secretary of State

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

Whitney B. Kringel	*02/13/2025*
Signature	Date

B3444-0194 02/13/2025 5:03 PM Received by California Secretary of State

BA20250347584

STATE OF CALIFORNIA
Office of the Secretary of State
AMENDMENT OF ARTICLES OF ORGANIZATION
CA LIMITED LIABILITY COMPANY

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

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-FILED-

File No.: BA20250347584

Date Filed: 2/19/2025

Limited Liability Company Information

Limited Liability Company Name	11991 SAN VICENTE, LLC
Entity No.	201706110616

Amendment Details

The Limited Liability Company will be managed by	More than One Manager

Review and Signature

Additional information and signatures set forth on attached pages, if any, are incorporated herein by reference and made part of this filing.

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

William H. Borthwick
Manager/Member Signature

02/19/2025
Date

B3455-8974 02/19/2025 10:42 AM Received by California Secretary of State

BA20251294703

STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
LIMITED LIABILITY COMPANY

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: BA20251294703

Date Filed: 6/16/2025

Entity Details

Limited Liability Company Name	11991 SAN VICENTE, LLC
Entity No.	201706110616
Formed In	CALIFORNIA

Street Address of Principal Office of LLC

Principal Address	200 N. LARCHMONT BLVD. LOS ANGELES, CA 90004

Mailing Address of LLC

Mailing Address	515 S. FLOWER ST. 7TH FL. LOS ANGELES, CA 90071
Attention	Stacey A. Sullivan

Street Address of California Office of LLC

Street Address of California Office	200 N. LARCHMONT BLVD. LOS ANGELES, CA 90004

Manager(s) or Member(s)

Manager or Member Name	Manager or Member Address
▪ William Harold Borthwick	200 N. LARCHMONT BLVD. LOS ANGELES, CA 90004
▪ Charles T. Munger Jr.	200 N. LARCHMONT BLVD. LOS ANGELES, CA 90004

Agent for Service of Process

Agent Name	Stacey A. Sullivan
Agent Address	515 S. FLOWER ST. 7TH FL. LOS ANGELES, CA 90071

Type of Business

Type of Business	REAL ESTATE OWNERSHIP AND MANAGEMENT

Email Notifications

Opt-in Email Notifications	Yes, I opt-in to receive entity notifications via email.

Chief Executive Officer (CEO)

CEO Name	CEO Address
None Entered	

Labor Judgment

No Manager or Member, as further defined by California Corporations Code section 17702.09(a)(8), has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal is pending, for the violation of any wage order or provision of the Labor Code.

B3780-00079 06/16/2025 2:05 PM Received by California Secretary of State

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

Whitney B. Kringel	*06/16/2025*
Signature	Date

B3780-0080 06/16/2025 2:05 PM Received by California Secretary of State

Channel Law Group, LLP

February 17, 2026

Appellant's Comments and Objections to ENV-2019-6645-EIR (SCH #2020-110210), 11973 San Vincente Boulevard Project EIR, Council File: 25-1518 ("Project")

EXHIBIT C

LAND RESIDUAL ANALYSIS BASED ON CBRE METHODOLOGY
ANALYSIS OF ALTERNATIVE 2

CALCULATION VALUE AT COMPLETION				**NOTES**
Square Feet Barry Buildling			12800	
Square Feet New Construction			0	
Total Square Feet			12800	
Projected Rental Income As Calculated Below			**737,280.00**	
Expense Reimbursement psf/mo - /3/		1.44	221,184.00	Different psf/m Alt 2 and Alt 3
Gross Operating Income			958,464.00	
Vacancy		5%	-36,864.00	
Effective Rental Income /4/			921,600.00	
Operating Expenses /3/		1.44	-221,184.00	
Reserves			-18,432.00	
Net Operating Income			**681,984.00**	
Indicated Value At Completion	Net op income/capitalization rate		**11,366,400.00**	
Capitalization Rate		6%		
Cash on Cash Return				
Value per SqFt of Building			888	

COST ANALYSIS				
Square Feet Barry Building			12800	
Square Feet New Construction			0	
Sqaure Feet Demolition			0	
Construction Costs Barry Building /5/	1001/sf		$12,812,800.00	
Construction Costs New Construction /6/	400/sf		$0.00	
Demolition Costs /6/	$5/sf		$0.00	
Subtotal Building/Renovation Costs			$12,812,800.00	
Developer Profit		18.00%	$2,045,952.00	
Cost multiplier on Building Costs for misc Costs /2/		17.00%	$2,178,176.00	
TOTAL Costs			**$17,036,928.00**	

RENT ANALYSIS				
Projected Rent Barry Buildings (rent/sf/mo)		$4.80	737,280.00	Average from estimates
Projected Rent New Construction (rent/sf/mo)		$3.50	0.00	Average from estimates
TOTAL Rent			737,280.00	
RESIDUAL VALUE			**-$5,670,528.00**	

NOTES:

/1/ Spreadsheet attempts to replicate the calculation method in CBRE Barry Building Land Residual Analysis (March 2023)
/2/ The cost mutiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transf
/3/ Alternative 2 has expense reimbursement of 1.44 as compared to 1.34 for Alternative 3 - No Explaination is Given for Discrepancy
/4/ There may be a mathmatical error in CBRE Spreadsheet to this number. Correctly calculated herein.
/5/ Number used by CBRE - has not been independently validated
/6/ Number used by CBRE for new construction Alternative 3 - has not been independently validated
/7/ Barry Building Rent from CBRE Alt 2; New Construction Rent from Alt 3 - has not been independently validated

/2/ The cost multiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transfer Tax (5.5%) and Cost of Sale (4%)

LAND RESIDUAL ANALYSIS BASED ON CBRE METHODOLOGY
ANALYSIS OF ALTERNATIVE 2 DEVELOPER PROFIT REDUCED TO 15%

CALCULATION VALUE AT COMPLETION				**NOTES**
Square Feet Barry Buildling			12800	
Square Feet New Construction			0	
Total Square Feet			12800	
Projected Rental Income As Calculated Below			**737,280.00**	
Expense Reimbursement psf/mo - /3/		1.44	221,184.00	Different psf/m Alt 2 and Alt 3
Gross Operating Income			958,464.00	
Vacancy		5%	-36,864.00	
Effective Rental Income /4/			921,600.00	
Operating Expenses /3/		1.44	-221,184.00	
Reserves			-18,432.00	
Net Operating Income			**681,984.00**	
Indicated Value At Completion	Net op income/capitalization rate		**11,366,400.00**	
Capitalization Rate		6%		
Cash on Cash Return				
Value per SqFt of Building			888	

COST ANALYSIS				
Square Feet Barry Building			12800	
Square Feet New Construction			0	
Sqaure Feet Demolition			0	
Construction Costs Barry Building /5/	1001/sf		$12,812,800.00	
Construction Costs New Construction /6/	400/sf		$0.00	
Demolition Costs /6/	$5/sf		$0.00	
Subtotal Building/Renovation Costs			$12,812,800.00	
Developer Profit		15.00%	$1,704,960.00	
Cost multiplier on Building Costs for misc Costs /2/		17.00%	$2,178,176.00	
TOTAL Costs			**$16,695,936.00**	

RENT ANALYSIS				
Projected Rent Barry Buildings (rent/sf/mo)		$4.80	737,280.00	Average from estimates
Projected Rent New Construction (rent/sf/mo)		$3.50	0.00	Average from estimates
TOTAL Rent			737,280.00	
RESIDUAL VALUE			**-$5,329,536.00**	

NOTES:

/1/ Spreadsheet attempts to replicate the calculation method in CBRE Barry Building Land Residual Analysis (March 2023)
/2/ The cost mutiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transf
/3/ Alternative 2 has expense reimbursement of 1.44 as compared to 1.34 for Alternative 3 - No Explaination is Given for Discrepancy
/4/ There may be a mathmatical error in CBRE Spreadsheet to this number. Correctly calculated herein.
/5/ Number used by CBRE - has not been independently validated
/6/ Number used by CBRE for new construction Alternative 3 - has not been independently validated
/7/ Barry Building Rent from CBRE Alt 2; New Construction Rent from Alt 3 - has not been independently validated

/2/ The cost multiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transfer Tax (5.5%) and Cost of Sale (4%)

LAND RESIDUAL ANALYSIS BASED ON CBRE METHODOLOGY
ANALYSIS OF ALTERNATIVE 2 DEVELOPER PROFIT REDUCED TO 10%

CALCULATION VALUE AT COMPLETION				**NOTES**
Square Feet Barry Buildling			12800	
Square Feet New Construction			0	
Total Square Feet			12800	
Projected Rental Income As Calculated Below			**737,280.00**	
Expense Reimbursement psf/mo - /3/		1.44	221,184.00	Different psf/m Alt 2 and Alt 3
Gross Operating Income			958,464.00	
Vacancy		5%	-36,864.00	
Effective Rental Income /4/			921,600.00	
Operating Expenses /3/		1.44	-221,184.00	
Reserves			-18,432.00	
Net Operating Income			**681,984.00**	
Indicated Value At Completion	Net op income/capitalization rate		**11,366,400.00**	
Capitalization Rate		6%		
Cash on Cash Return				
Value per SqFt of Building			888	

COST ANALYSIS				
Square Feet Barry Building			12800	
Square Feet New Construction			0	
Sqaure Feet Demolition			0	
Construction Costs Barry Building /5/	1001/sf		$12,812,800.00	
Construction Costs New Construction /6/	400/sf		$0.00	
Demolition Costs /6/	$5/sf		$0.00	
Subtotal Building/Renovation Costs			$12,812,800.00	
Developer Profit		10.00%	$1,136,640.00	
Cost multiplier on Building Costs for misc Costs /2/		17.00%	$2,178,176.00	
TOTAL Costs			**$16,127,616.00**	

RENT ANALYSIS				
Projected Rent Barry Buildings (rent/sf/mo)		$4.80	737,280.00	Average from estimates
Projected Rent New Construction (rent/sf/mo)		$3.50	0.00	Average from estimates
TOTAL Rent			737,280.00	
RESIDUAL VALUE			**-$4,761,216.00**	

NOTES:

/1/ Spreadsheet attempts to replicate the calculation method in CBRE Barry Building Land Residual Analysis (March 2023)
/2/ The cost mutiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transf
/3/ Alternative 2 has expense reimbursement of 1.44 as compared to 1.34 for Alternative 3 - No Explaination is Given for Discrepancy
/4/ There may be a mathmatical error in CBRE Spreadsheet to this number. Correctly calculated herein.
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/7/ Barry Building Rent from CBRE Alt 2; New Construction Rent from Alt 3 - has not been independently validated

/2/ The cost multiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transfer Tax (5.5%) and Cost of Sale (4%)

LAND RESIDUAL ANALYSIS BASED ON CBRE METHODOLOGY
ANALYSIS OF ALTERNATIVE 3

CALCULATION VALUE AT COMPLETION			**NOTES**
Square Feet Barry Buildling		8959	
Square Feet New Construction		10816	
Total Square Feet		19775	
Projected Rental Income As Calculated Below		**970,310.40**	
Expense Reimbursement psf/mo - /3/	1.34	317,982.00	Different psf/m Alt 2 and Alt 3
Gross Operating Income		1,288,292.40	
Vacancy	5%	-48,515.52	
Effective Rental Income /4/		1,239,776.88	
Operating Expenses /3/	1.34	-317,982.00	
Reserves		-24,795.54	
Net Operating Income		**896,999.34**	
Indicated Value At Completion	Net op income/capitalization rate	**14,949,989.04**	
Capitalization Rate	6%		
Cash on Cash Return			
Value per SqFt of Building		756	

COST ANALYSIS			
Square Feet Barry Building		8959	
Square Feet New Construction		10816	
Sqaure Feet Demolition		4203	
Construction Costs Barry Building /5/	1001/sf	$8,967,959.00	
Construction Costs New Construction /6/	400/sf	$4,326,400.00	
Demolition Costs /6/	$5/sf	$21,015.00	
Subtotal Building/Renovation Costs		$13,315,374.00	
Developer Profit	18.00%	$2,690,998.03	
Cost multiplier on Building Costs for misc Costs /2/	17.00%	$2,263,613.58	
TOTAL Costs		**$18,269,985.61**	

RENT ANALYSIS			
Projected Rent Barry Buildings (rent/sf/mo)	$4.80	516,038.40	Average from estimates
Projected Rent New Construction (rent/sf/mo)	$3.50	454,272.00	Average from estimates
TOTAL Rent /8/		970,310.40	

RESIDUAL VALUE	**-$3,319,996.57**

NOTES:

/1/ Spreadsheet attempts to replicate the calculation method in CBRE Barry Building Land Residual Analysis (March 2023)
/2/ The cost mutiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transf
/3/ Alternative 2 has expense reimbursement of 1.44 as compared to 1.34 for Alternative 3 - No Explaination is Given for Discrepancy
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/2/ The cost multiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transfer Tax (5.5%) and Cost of Sale (4%)

LAND RESIDUAL ANALYSIS BASED ON CBRE METHODOLOGY
ANALYSIS OF ALTERNATIVE 3 - DEVELOPER PROFIT REDUCED TO 15%

CALCULATION VALUE AT COMPLETION				**NOTES**
Square Feet Barry Buildling			8959	
Square Feet New Construction			10816	
Total Square Feet			19775	
Projected Rental Income As Calculated Below			**970,310.40**	
Expense Reimbursement psf/mo - /3/		1.34	317,982.00	Different psf/m Alt 2 and Alt 3
Gross Operating Income			1,288,292.40	
Vacancy		5%	-48,515.52	
Effective Rental Income /4/			1,239,776.88	
Operating Expenses /3/		1.34	-317,982.00	
Reserves			-24,795.54	
Net Operating Income			**896,999.34**	
Indicated Value At Completion	Net op income/capitalization rate		**14,949,989.04**	
Capitalization Rate		6%		
Cash on Cash Return				
Value per SqFt of Building			756	
COST ANALYSIS				
Square Feet Barry Building			8959	
Square Feet New Construction			10816	
Sqaure Feet Demolition			4203	
Construction Costs Barry Building /5/	1001/sf		$8,967,959.00	
Construction Costs New Construction /6/	400/sf		$4,326,400.00	
Demolition Costs /6/	$5/sf		$21,015.00	
Subtotal Building/Renovation Costs			$13,315,374.00	
Developer Profit		15.00%	$2,242,498.36	
Cost multiplier on Building Costs for misc Costs /2/		17.00%	$2,263,613.58	
TOTAL Costs			**$17,821,485.94**	
RENT ANALYSIS				
Projected Rent Barry Buildings (rent/sf/mo)		$4.80	516,038.40	Average from estimates
Projected Rent New Construction (rent/sf/mo)		$3.50	454,272.00	Average from estimates
TOTAL Rent /8/			970,310.40	
RESIDUAL VALUE			**-$2,871,496.90**	

NOTES:

/1/ Spreadsheet attempts to replicate the calculation method in CBRE Barry Building Land Residual Analysis (March 2023)
/2/ The cost mutiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transf
/3/ Alternative 2 has expense reimbursement of 1.44 as compared to 1.34 for Alternative 3 - No Explaination is Given for Discrepancy
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/2/ The cost multiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transfer Tax (5.5%) and Cost of Sale (4%)

LAND RESIDUAL ANALYSIS BASED ON CBRE METHODOLOGY
ANALYSIS OF ALTERNATIVE 3 - DEVELOPER PROFIT REDUCED TO 10%

CALCULATION VALUE AT COMPLETION				**NOTES**
Square Feet Barry Buildling			8959	
Square Feet New Construction			10816	
Total Square Feet			19775	
Projected Rental Income As Calculated Below			**970,310.40**	
Expense Reimbursement psf/mo - /3/		1.34	317,982.00	Different psf/m Alt 2 and Alt 3
Gross Operating Income			1,288,292.40	
Vacancy		5%	-48,515.52	
Effective Rental Income /4/			1,239,776.88	
Operating Expenses /3/		1.34	-317,982.00	
Reserves			-24,795.54	
Net Operating Income			**896,999.34**	
Indicated Value At Completion	Net op income/capitalization rate		**14,949,989.04**	
Capitalization Rate		6%		
Cash on Cash Return				
Value per SqFt of Building			756	
COST ANALYSIS				
Square Feet Barry Building			8959	
Square Feet New Construction			10816	
Sqaure Feet Demolition			4203	
Construction Costs Barry Building /5/	1001/sf		$8,967,959.00	
Construction Costs New Construction /6/	400/sf		$4,326,400.00	
Demolition Costs /6/	$5/sf		$21,015.00	
Subtotal Building/Renovation Costs			$13,315,374.00	
Developer Profit		10.00%	$1,494,998.90	
Cost multiplier on Building Costs for misc Costs /2/		17.00%	$2,263,613.58	
TOTAL Costs			**$17,073,986.48**	
RENT ANALYSIS				
Projected Rent Barry Buildings (rent/sf/mo)		$4.80	516,038.40	Average from estimates
Projected Rent New Construction (rent/sf/mo)		$3.50	454,272.00	Average from estimates
TOTAL Rent /8/			970,310.40	
RESIDUAL VALUE			**-$2,123,997.44**	

NOTES:

/1/ Spreadsheet attempts to replicate the calculation method in CBRE Barry Building Land Residual Analysis (March 2023)
/2/ The cost mutiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transf
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/8/ Rent estimate slightly lower than CBRE due to use of average by category

/2/ The cost multiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transfer Tax (5.5%) and Cost of Sale (4%)

LAND RESIDUAL ANALYSIS BASED ON CBRE METHODOLOGY
ANALYSIS OF ALTERNATIVE 3 - WITH 65,000 NEW CONSTRUCTION AND DEVELOPER PROFITS OF 18%

CALCULATION VALUE AT COMPLETION				**NOTES**
Square Feet Barry Buildling			8959	
Square Feet New Construction			65000	
Total Square Feet			73959	
Projected Rental Income As Calculated Below			**3,246,038.40**	
Expense Reimbursement psf/mo - /3/		1.34	1,189,260.72	Different psf/m Alt 2 and Alt 3
Gross Operating Income			4,435,299.12	
Vacancy		5%	-162,301.92	
Effective Rental Income /4/			4,272,997.20	
Operating Expenses /3/		1.34	-1,189,260.72	
Reserves			-85,459.94	
Net Operating Income			**2,998,276.54**	
Indicated Value At Completion	Net op income/capitalization rate		**49,971,275.60**	
Capitalization Rate		6%		
Cash on Cash Return				
Value per SqFt of Building			676	

COST ANALYSIS				
Square Feet Barry Building			8959	
Square Feet New Construction			65000	
Sqaure Feet Demolition			4203	
Construction Costs Barry Building /5/	1001/sf		$8,967,959.00	
Construction Costs New Construction /6/	400/sf		$26,000,000.00	
Demolition Costs /6/	$5/sf		$21,015.00	
Subtotal Building/Renovation Costs			$34,988,974.00	
Developer Profit		18.00%	$8,994,829.61	
Cost multiplier on Building Costs for misc Costs /2/		17.00%	$5,948,125.58	
TOTAL Costs			**$49,931,929.19**	

RENT ANALYSIS			
Projected Rent Barry Buildings (rent/sf/mo)	$4.80	516,038.40	Average from estimates
Projected Rent New Construction (rent/sf/mo)	$3.50	2,730,000.00	Average from estimates
TOTAL Rent /8/		3,246,038.40	

RESIDUAL VALUE	**$39,346.41**

NOTES:

/1/ Spreadsheet attempts to replicate the calculation method in CBRE Barry Building Land Residual Analysis (March 2023)
/2/ The cost mutiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transf
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/2/ The cost multiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transfer Tax (5.5%) and Cost of Sale (4%)

LAND RESIDUAL ANALYSIS BASED ON CBRE METHODOLOGY
ANALYSIS OF ALTERNATIVE 3 - WITH 50,000 NEW CONSTRUCTION AND DEVELOPER PROFITS OF 15%

CALCULATION VALUE AT COMPLETION				**NOTES**
Square Feet Barry Buildling			8959	
Square Feet New Construction			50000	
Total Square Feet			58959	
Projected Rental Income As Calculated Below			**2,616,038.40**	
Expense Reimbursement psf/mo - /3/		1.34	948,060.72	Different psf/m Alt 2 and Alt 3
Gross Operating Income			3,564,099.12	
Vacancy		5%	-130,801.92	
Effective Rental Income /4/			3,433,297.20	
Operating Expenses /3/		1.34	-948,060.72	
Reserves			-68,665.94	
Net Operating Income			**2,416,570.54**	
Indicated Value At Completion	Net op income/capitalization rate		**40,276,175.60**	
Capitalization Rate		6%		
Cash on Cash Return				
Value per SqFt of Building			683	

COST ANALYSIS				
Square Feet Barry Building			8959	
Square Feet New Construction			50000	
Sqaure Feet Demolition			4203	
Construction Costs Barry Building /5/	1001/sf		$8,967,959.00	
Construction Costs New Construction /6/	400/sf		$20,000,000.00	
Demolition Costs /6/	$5/sf		$21,015.00	
Subtotal Building/Renovation Costs			$28,988,974.00	
Developer Profit		15.00%	$6,041,426.34	
Cost multiplier on Building Costs for misc Costs /2/		17.00%	$4,928,125.58	
TOTAL Costs			**$39,958,525.92**	
RENT ANALYSIS				
Projected Rent Barry Buildings (rent/sf/mo)		$4.80	516,038.40	Average from estimates
Projected Rent New Construction (rent/sf/mo)		$3.50	2,100,000.00	Average from estimates
TOTAL Rent /8/			2,616,038.40	
RESIDUAL VALUE			**$317,649.68**	

NOTES:

/1/ Spreadsheet attempts to replicate the calculation method in CBRE Barry Building Land Residual Analysis (March 2023)
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/2/ The cost multiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transfer Tax (5.5%) and Cost of Sale (4%)

LAND RESIDUAL ANALYSIS BASED ON CBRE METHODOLOGY
ANALYSIS OF ALTERNATIVE 3 - WITH 48,000 NEW CONSTRUCTION AND DEVELOPER PROFITS OF 15%

CALCULATION VALUE AT COMPLETION				**NOTES**
Square Feet Barry Buildling			8959	
Square Feet New Construction			48000	
Total Square Feet			56959	
Projected Rental Income As Calculated Below			**2,532,038.40**	
Expense Reimbursement psf/mo - /3/		1.34	915,900.72	Different psf/m Alt 2 and Alt 3
Gross Operating Income			3,447,939.12	
Vacancy		5%	-126,601.92	
Effective Rental Income /4/			3,321,337.20	
Operating Expenses /3/		1.34	-915,900.72	
Reserves			-66,426.74	
Net Operating Income			**2,339,009.74**	
Indicated Value At Completion	Net op income/capitalization rate		**38,983,495.60**	
Capitalization Rate		6%		
Cash on Cash Return				
Value per SqFt of Building			684	

COST ANALYSIS				
Square Feet Barry Building			8959	
Square Feet New Construction			48000	
Sqaure Feet Demolition			4203	
Construction Costs Barry Building /5/	1001/sf		$8,967,959.00	
Construction Costs New Construction /6/	400/sf		$19,200,000.00	
Demolition Costs /6/	$5/sf		$21,015.00	
Subtotal Building/Renovation Costs			$28,188,974.00	
Developer Profit		15.00%	$5,847,524.34	
Cost multiplier on Building Costs for misc Costs /2/		17.00%	$4,792,125.58	
TOTAL Costs			**$38,828,623.92**	

RENT ANALYSIS				
Projected Rent Barry Buildings (rent/sf/mo)		$4.80	516,038.40	Average from estimates
Projected Rent New Construction (rent/sf/mo)		$3.50	2,016,000.00	Average from estimates
TOTAL Rent /8/			2,532,038.40	
RESIDUAL VALUE			**$154,871.68**	

NOTES:

/1/ Spreadsheet attempts to replicate the calculation method in CBRE Barry Building Land Residual Analysis (March 2023)
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/8/ Rent estimate slightly lower than CBRE due to use of average by category

/2/ The cost multiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transfer Tax (5.5%) and Cost of Sale (4%)

LAND RESIDUAL ANALYSIS BASED ON CBRE METHODOLOGY
ANALYSIS OF ALTERNATIVE 3 - WITH 48,000 NEW CONSTRUCTION AND DEVELOPER PROFITS OF 15%

CALCULATION VALUE AT COMPLETION				**NOTES**
Square Feet Barry Buildling			8959	
Square Feet New Construction			47000	
Total Square Feet			55959	
Projected Rental Income As Calculated Below			**2,490,038.40**	
Expense Reimbursement psf/mo - /3/		1.34	899,820.72	Different psf/m Alt 2 and Alt 3
Gross Operating Income			3,389,859.12	
Vacancy		5%	-124,501.92	
Effective Rental Income /4/			3,265,357.20	
Operating Expenses /3/		1.34	-899,820.72	
Reserves			-65,307.14	
Net Operating Income			**2,300,229.34**	
Indicated Value At Completion	Net op income/capitalization rate		**38,337,155.60**	
Capitalization Rate		6%		
Cash on Cash Return				
Value per SqFt of Building			685	

COST ANALYSIS				
Square Feet Barry Building			8959	
Square Feet New Construction			47000	
Sqaure Feet Demolition			4203	
Construction Costs Barry Building /5/	1001/sf		$8,967,959.00	
Construction Costs New Construction /6/	400/sf		$18,800,000.00	
Demolition Costs /6/	$5/sf		$21,015.00	
Subtotal Building/Renovation Costs			$27,788,974.00	
Developer Profit		15.00%	$5,750,573.34	
Cost multiplier on Building Costs for misc Costs /2/		17.00%	$4,724,125.58	
TOTAL Costs			**$38,263,672.92**	

RENT ANALYSIS				
Projected Rent Barry Buildings (rent/sf/mo)		$4.80	516,038.40	Average from estimates
Projected Rent New Construction (rent/sf/mo)		$3.50	1,974,000.00	Average from estimates
TOTAL Rent /8/			2,490,038.40	
RESIDUAL VALUE			**$73,482.68**	

NOTES:

/1/ Spreadsheet attempts to replicate the calculation method in CBRE Barry Building Land Residual Analysis (March 2023)
/2/ The cost mutiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transf
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/8/ Rent estimate slightly lower than CBRE due to use of average by category

/2/ The cost multiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transfer Tax (5.5%) and Cost of Sale (4%)

LAND RESIDUAL ANALYSIS BASED ON CBRE METHODOLOGY
ANALYSIS OF ALTERNATIVE 3 - WITH 30,000 NEW CONSTRUCTION AND DEVELOPER PROFITS OF 10%

CALCULATION VALUE AT COMPLETION				**NOTES**
Square Feet Barry Buildling			8959	
Square Feet New Construction			30000	
Total Square Feet			38959	
Projected Rental Income As Calculated Below			**1,776,038.40**	
Expense Reimbursement psf/mo - /3/		1.34	626,460.72	Different psf/m Alt 2 and Alt 3
Gross Operating Income			2,402,499.12	
Vacancy		5%	-88,801.92	
Effective Rental Income /4/			2,313,697.20	
Operating Expenses /3/		1.34	-626,460.72	
Reserves			-46,273.94	
Net Operating Income			**1,640,962.54**	
Indicated Value At Completion	Net op income/capitalization rate		**27,349,375.60**	
Capitalization Rate		6%		
Cash on Cash Return				
Value per SqFt of Building			702	

COST ANALYSIS				
Square Feet Barry Building			8959	
Square Feet New Construction			30000	
Sqaure Feet Demolition			4203	
Construction Costs Barry Building /5/	1001/sf		$8,967,959.00	
Construction Costs New Construction /6/	400/sf		$12,000,000.00	
Demolition Costs /6/	$5/sf		$21,015.00	
Subtotal Building/Renovation Costs			$20,988,974.00	
Developer Profit		10.00%	$2,734,937.56	
Cost multiplier on Building Costs for misc Costs /2/		17.00%	$3,568,125.58	
TOTAL Costs			**$27,292,037.14**	
RENT ANALYSIS				
Projected Rent Barry Buildings (rent/sf/mo)		$4.80	516,038.40	Average from estimates
Projected Rent New Construction (rent/sf/mo)		$3.50	1,260,000.00	Average from estimates
TOTAL Rent /8/			1,776,038.40	
RESIDUAL VALUE			**$57,338.46**	

NOTES:

/1/ Spreadsheet attempts to replicate the calculation method in CBRE Barry Building Land Residual Analysis (March 2023)
/2/ The cost mutiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transf
/3/ Alternative 2 has expense reimbursement of 1.44 as compared to 1.34 for Alternative 3 - No Explaination is Given for Discrepancy
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/7/ Barry Building Rent from CBRE Alt 2; New Construction Rent from Alt 3 - has not been independently validated
/8/ Rent estimate slightly lower than CBRE due to use of average by category

/2/ The cost multiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transfer Tax (5.5%) and Cost of Sale (4%)

LAND RESIDUAL ANALYSIS BASED ON CBRE METHODOLOGY
ANALYSIS OF ALTERNATIVE 3 - REHABILITATION BARRY BUILDING WITH NEW CONSTRUCTION AND NO DEMOLITION

CALCULATION VALUE AT COMPLETION			**NOTES**
Square Feet Barry Buildling		12,800	
Square Feet New Construction		95,000	
Total Square Feet		107,800	
Projected Rental Income As Calculated Below		**4,727,280.00**	
Expense Reimbursement psf/mo - /3/	1.34	1,733,424.00	Different psf/m Alt 2 and Alt 3
Gross Operating Income		6,460,704.00	
Vacancy	5%	-236,364.00	
Effective Rental Income /4/		6,224,340.00	
Operating Expenses /3/	1.34	-1,733,424.00	
Reserves		-124,486.80	
Net Operating Income		**4,366,429.20**	
Indicated Value At Completion	Net op income/capitalization rate	**72,773,820.00**	
Capitalization Rate	6%		
Cash on Cash Return			
Value per SqFt of Building		675	

COST ANALYSIS			
Square Feet Barry Building		12800	
Square Feet New Construction		95000	
Sqaure Feet Demolition		0	
Construction Costs Barry Building /5/	1001/sf	$12,812,800.00	
Construction Costs New Construction /6/	400/sf	$38,000,000.00	
Demolition Costs /6/	$5/sf	$0.00	
Subtotal Building/Renovation Costs		$50,812,800.00	
Developer Profit	18.00%	$13,099,287.60	
Cost multiplier on Building Costs for misc Costs /2/	17.00%	$8,638,176.00	
TOTAL Costs		**$72,550,263.60**	

RENT ANALYSIS			
Projected Rent Barry Buildings (rent/sf/mo)	$4.80	737,280.00	Average from estimates
Projected Rent New Construction (rent/sf/mo)	$3.50	3,990,000.00	Average from estimates
TOTAL Rent /8/		4,727,280.00	

RESIDUAL VALUE	**$223,556.40**

NOTES:

/1/ Spreadsheet attempts to replicate the calculation method in CBRE Barry Building Land Residual Analysis (March 2023)
/2/ The cost mutiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transf
/3/ Alternative 2 has expense reimbursement of 1.44 as compared to 1.34 for Alternative 3 - No Explaination is Given for Discrepancy
/4/ There may be a mathmatical error in CBRE Spreadsheet to this number. Correctly calculated herein.
/5/ Number used by CBRE - has not been independently validated
/6/ Number used by CBRE for new construction Alternative 3 - has not been independently validated
/7/ Barry Building Rent from CBRE Alt 2; New Construction Rent from Alt 3 - has not been independently validated
/8/ Rent estimate slightly lower than CBRE due to use of average by category

/2/ The cost multiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transfer Tax (5.5%) and Cost of Sale (4%)

LAND RESIDUAL ANALYSIS BASED ON CBRE METHODOLOGY
ANALYSIS OF ALTERNATIVE 3 - REHABILITATION BARRY BUILDING WITH NEW CONSTRUCTION AND NO DEMOLITION
DEVELOPER PROFIT 15%

CALCULATION VALUE AT COMPLETION			**NOTES**
Square Feet Barry Buildling		12,800	
Square Feet New Construction		70,000	
Total Square Feet		82,800	
Projected Rental Income As Calculated Below		**3,677,280.00**	
Expense Reimbursement psf/mo - /3/	1.34	1,331,424.00	Different psf/m Alt 2 and Alt 3
Gross Operating Income		5,008,704.00	
Vacancy	5%	-183,864.00	
Effective Rental Income /4/		4,824,840.00	
Operating Expenses /3/	1.34	-1,331,424.00	
Reserves		-96,496.80	
Net Operating Income		**3,396,919.20**	
Indicated Value At Completion	Net op income/capitalization rate	**56,615,320.00**	
Capitalization Rate	6%		
Cash on Cash Return			
Value per SqFt of Building		684	

COST ANALYSIS			
Square Feet Barry Building		12800	
Square Feet New Construction		70000	
Sqaure Feet Demolition		0	
Construction Costs Barry Building /5/	1001/sf	$12,812,800.00	
Construction Costs New Construction /6/	400/sf	$28,000,000.00	
Demolition Costs /6/	$5/sf	$0.00	
Subtotal Building/Renovation Costs		$40,812,800.00	
Developer Profit	15.00%	$8,492,298.00	
Cost multiplier on Building Costs for misc Costs /2/	17.00%	$6,938,176.00	
TOTAL Costs		**$56,243,274.00**	

RENT ANALYSIS			
Projected Rent Barry Buildings (rent/sf/mo)	$4.80	737,280.00	Average from estimates
Projected Rent New Construction (rent/sf/mo)	$3.50	2,940,000.00	Average from estimates
TOTAL Rent /8/		3,677,280.00	

RESIDUAL VALUE	**$372,046.00**

NOTES:

/1/ Spreadsheet attempts to replicate the calculation method in CBRE Barry Building Land Residual Analysis (March 2023)
/2/ The cost mutiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transf
/3/ Alternative 2 has expense reimbursement of 1.44 as compared to 1.34 for Alternative 3 - No Explaination is Given for Discrepancy
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/2/ The cost multiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transfer Tax (5.5%) and Cost of Sale (4%)

LAND RESIDUAL ANALYSIS BASED ON CBRE METHODOLOGY
ANALYSIS OF ALTERNATIVE 3 - REHABILITATION BARRY BUILDING WITH NEW CONSTRUCTION AND NO DEMOLITION
DEVELOPER PROFIT 10%

CALCULATION VALUE AT COMPLETION			**NOTES**
Square Feet Barry Buildling		12,800	
Square Feet New Construction		45,000	
Total Square Feet		57,800	
Projected Rental Income As Calculated Below		**2,627,280.00**	
Expense Reimbursement psf/mo - /3/	1.34	929,424.00	Different psf/m Alt 2 and Alt 3
Gross Operating Income		3,556,704.00	
Vacancy	5%	-131,364.00	
Effective Rental Income /4/		3,425,340.00	
Operating Expenses /3/	1.34	-929,424.00	
Reserves		-68,506.80	
Net Operating Income		**2,427,409.20**	
Indicated Value At Completion	Net op income/capitalization rate	**40,456,820.00**	
Capitalization Rate	6%		
Cash on Cash Return			
Value per SqFt of Building		700	

COST ANALYSIS			
Square Feet Barry Building		12800	
Square Feet New Construction		45000	
Sqaure Feet Demolition		0	
Construction Costs Barry Building /5/	1001/sf	$12,812,800.00	
Construction Costs New Construction /6/	400/sf	$18,000,000.00	
Demolition Costs /6/	$5/sf	$0.00	
Subtotal Building/Renovation Costs		$30,812,800.00	
Developer Profit	10.00%	$4,045,682.00	
Cost multiplier on Building Costs for misc Costs /2/	17.00%	$5,238,176.00	
TOTAL Costs		**$40,096,658.00**	

RENT ANALYSIS			
Projected Rent Barry Buildings (rent/sf/mo)	$4.80	737,280.00	Average from estimates
Projected Rent New Construction (rent/sf/mo)	$3.50	1,890,000.00	Average from estimates
TOTAL Rent /8/		2,627,280.00	

RESIDUAL VALUE	**$360,162.00**

NOTES:

/1/ Spreadsheet attempts to replicate the calculation method in CBRE Barry Building Land Residual Analysis (March 2023)
/2/ The cost mutiplier includes: leasing commisions ($50/sf), TIA Ground Floor Retail ($50/sf); TIA Second Floor ($100/sf), City Transf
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Channel Law Group, LLP

February 17, 2026

Appellant's Comments and Objections to ENV-2019-6645-EIR (SCH #2020-110210), 11973 San Vincente Boulevard Project EIR, Council File: 25-1518 ("Project")

EXHIBIT D

WIKIPEDIA 25
25 years of the free encyclopedia

Charlie Munger

Charles Thomas Munger (January 1, 1924 – November 28, 2023) was an American businessman, investor, attorney and philanthropist. He was the vice chairman of Berkshire Hathaway, the conglomerate controlled by Warren Buffett, from 1978 until his death in 2023.[1] Buffett described Munger as his closest partner and right-hand man, and credited him with being the "architect" of modern Berkshire Hathaway's business philosophy.[2]

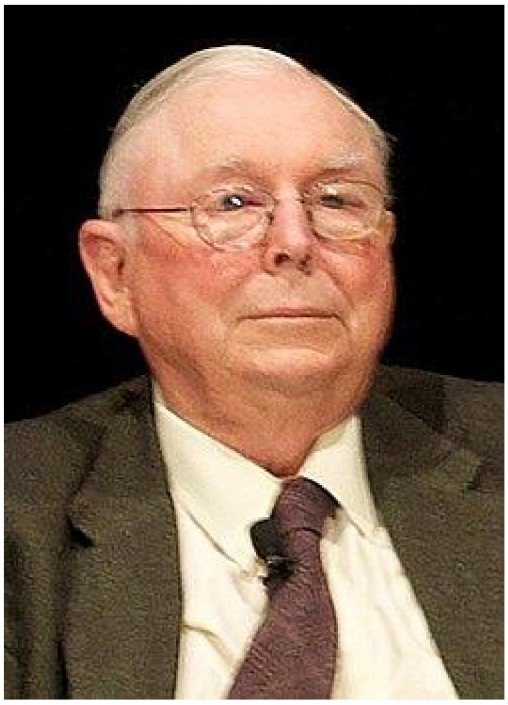
In addition to his role at Berkshire Hathaway, Munger was a founding partner of the California law firm of Munger, Tolles & Olson; chairman of Wesco Financial Corporation from 1984 through 2011; chairman of the Daily Journal Corporation, based in Los Angeles, California; and a director of Costco Wholesale Corporation.

Early life and education

Charles Thomas Munger was born on January 1, 1924, in Omaha, Nebraska, to Florence "Toody" (Russell) and Alfred Case Munger, a lawyer. As a teenager, he worked at Buffett & Son, a grocery store owned by Warren Buffett's grandfather, Ernest P. Buffett.[3][4] His grandfather, Thomas Charles Munger, was a state representative and later a U.S. district court judge appointed by Theodore Roosevelt.[5]

He enrolled in the University of Michigan, where he studied mathematics.[6] During his time in college, he joined the fraternity Sigma Phi Society.[7] In early 1943, a few days after his 19th birthday, he dropped out of college to serve in the U.S. Army Air Corps, where he became a second lieutenant.[8] After receiving a high score on the Army General Classification Test, he was ordered to study meteorology at Caltech in Pasadena, California,[9] the town he was to make his home.[6]

Charlie Munger



Munger in 2010

Born	Charles Thomas Munger January 1, 1924 Omaha, Nebraska, U.S.
Died	November 28, 2023 (aged 99) Santa Barbara, California, U.S.
Education	University of Michigan California Institute of Technology Harvard University (JD)
Occupations	Businessman · financial analyst · investor · philanthropist · lawyer
Known for	Vice Chairman of Berkshire Hathaway
Spouses	Nancy Jean Huggins (m. 1945; div. 1953) Nancy Barry Borthwick (m. 1956; died 2010)
Children	7, including Charles Munger Jr.

Physics.[64][65] In October 2021, Munger's insistence that the university follow his design compelled architect Dennis McFadden, who had served the university for two decades, to resign from the university's Design Review Committee. McFadden stated that the windowless, 1.68-million-square-foot dormitory would be

> unsupportable from my perspective as an architect, a parent, and a human being ... An ample body of documented evidence shows that interior environments with access to natural light, air, and views to nature improve both the physical and mental wellbeing of occupants ... The Munger Hall design ignores this evidence and seems to take the position that it doesn't matter ... [T]he building is a social and psychological experiment with an unknown impact on the lives and personal development of the undergraduates the university serves.[49]

In August 2023, after widespread backlash to what critics called the "windowless dorm," UC Santa Barbara abandoned the project and began to solicit alternative housing proposals. Munger withdrew his pledge of support.[66]

Personal life

In 1945, while studying at Caltech, Munger married Nancy Huggins (*c.* 1926 – 2002). She was a Pasadena native who had been Munger's sister's roommate at Scripps College.[67][68] They had three children, Wendy Munger (a former corporate lawyer, trustee of Stanford University, and trustee of The Huntington Library[69][70]), Molly Munger (a civil rights attorney and funder of a ballot initiative to raise California taxes for public education[71]), and Teddy Munger (deceased, leukemia, age 9). Munger and Huggins divorced in 1953.[72]

Munger married Nancy Barry within a few years of his divorce from Huggins.[73] Munger and Barry had four children:[74] physicist and political donor Charles T. Munger Jr., Emilie Munger Ogden, Barry A. Munger, and Philip R. Munger. Munger also had two stepchildren from his second marriage: William Harold Borthwick and David Borthwick.[75]

On February 6, 2010, Munger's second wife, Nancy Barry Munger, died at home at age 86.[74][76]

Munger was a Republican and provided his opinions on a number of political topics including the policies of the Trump administration.[77] Munger stated he was "not a normal Republican", for example advocating "Medicare for all" as a fix to the U.S. healthcare system, saying "I think we should have single-payer medicine eventually".[78][79] Munger repeated his sentiments in another interview, praising Singapore's single-payer system in contrast to the U.S. "insane" system which is a "national disgrace".[80][81]

In his 50s, after a failed eye cataract surgery that rendered his left eye blind, Munger had his left eye removed due to severe pain. When doctors told him he had developed sympathetic ophthalmia, which could lead to blindness in his remaining eye, Munger started taking braille lessons. The eye condition eventually receded and he kept eyesight in his right eye for the rest of his life.[82]

Channel Law Group, LLP

February 17, 2026

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EXHIBIT E

Advertisement

LOS ANGELES

Berkshire vice chair's family moves to demolish landmark building

Billionaire Charlie Munger, who owned the Brentwood office property for decades, tried and failed to build a mixed-use complex there

Advertisement



William Harold Borthwick, Charlie Munger, and the Barry Building (Credit: Adrian Scott Fine/L.A. Conservancy)

By Dennis Lynch

Research by Jerome Dineen

NOV 7, 2019, 2:09 PM PST

For years, Berkshire Hathaway Vice Chairman and billionaire Charles Munger tried to demolish a landmark Brentwood building in order to replace it with a 73,000-square-foot mixed-use complex.

But preservationists and neighbors opposed Munger's plan to redevelop the 26,500-square-foot parcel and some surrounding vacant parcels. In 2013, he withdrew his plan. Eventually, a trust Munger controlled transferred ownership of 11973 San Vicente Boulevard to a relative.

Advertisement

Now, the family again wants to take a wrecking ball to the property, and this week began the formal environmental impact review that is required. They separately filed for a demolition permit in September.

The property now belongs to 11973 San Vicente LLC, an entity controlled by William Harold Borthwick. He is a member of the family and an attorney at the Downtown law firm Hill, Farrer & Burrill LLP.

Known as the Barry Building, it has been in Munger's family since it was built in 1951, according to Andrea Warren, a land use attorney with Alston & Bird, which is representing the family.

Munger, the 95-year-old vice chairman of Berkshire Hathaway, long sought to demolish the building but consistently met fierce opposition.

Advertisement

There are no plans to build a new structure or sell the parcel, Warren said.

She added that the owners were faced with a choice: tear down the building or undertake a costly earthquake retrofit to bring the building up to code. That work would “pull out the thread” on other work needed to modernize the building, including asbestos abatement, electrical rewiring, and new plumbing, she said.

The two-story building is soft-story construction, meaning the ground floor is vulnerable to failure in the event of an earthquake. Those kinds of buildings across Los Angeles collapsed during the 1994 Northridge Earthquake and in 2015, the city required owners to retrofit all 12,865 soft-story buildings in the city.

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citing the its seismic vulnerability.

The city designated the Barry Building a Historic-Cultural Landmark in 2007. It was designed by architect Milton Caughey because of its mid-century architecture, particularly its unique center courtyard design.

Advertisement

The review process to demolish a Historic-Cultural Monument requires public hearings and allows the Cultural Heritage Commission to suggest alternative plans. Only a handful of the roughly 1,000 Historic Cultural Monument-designated buildings in the city have been demolished over the years.

In a statement, the L.A. Conservancy said it would “advocate for a preservation-based solution.”

TAGS

Brentwood

Channel Law Group, LLP

February 17, 2026

Appellant's Comments and Objections to ENV-2019-6645-EIR (SCH #2020-110210), 11973 San Vincente Boulevard Project EIR, Council File: 25-1518 ("Project")

EXHIBIT F



Subject Property Location

Report Date: 02/16/2026
Order ID: R209627152

Property Address	11973 SAN VICENTE BLVD		
City, State & Zip	LOS ANGELES, CA 90049-5098		
County	LOS ANGELES COUNTY	**Property Use**	Store/Office (mixed use)
Mailing Address	PO BOX 55007, LOS ANGELES, CA 90055-2007	**Parcel Number**	4404-025-008
Census Tract	2640.00	**Latitude**	34.052829
Thomas Bros Pg-Grid		**Longitude**	-118.471959

Legal Description Details Lot Number: 51,52 Brief Description: WESTGATE ACRES SW 83.5 FT OF LOT 51 AND NE 50 FT OF LOT 52

Current Ownership Information *Source of Ownership data: Assessment Data*

Primary Owner Name(s)	11973 SAN VICENTE LLC
Vesting	Company

Latest Full Sale Information

Details beyond coverage limitations

Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms		**Year Built**	1951	**Living Area (SF)**	13,301
	Bathrooms/Partial		**Garage Type/Parking Spaces**	Parking Lot/34	**Price ($/SF)**	
	Total Rooms		**Stories/Floors**	1 Story	**Lot Size (SF/AC)**	26,586/.61
	Construction Type	Wood	**Units**	32	**Fireplace**	
	Exterior Walls		**Buildings**		**Pool**	
	Roof Material/Type		**Basement Type/Area**		**Heat Type**	
	Foundation Type		**Style**		**A/C**	
	Property Type	Commercial	**View**		**Elevator**	
	Land Use	Store/Office (mixed use)			**Zoning**	LAC4

Assessment & Taxes

	Assessment Year	2025	**Tax Year**	2025	**Tax Exemption**	
	Total Assessed Value	$5,483,432	**Tax Amount**	$67,377.79	**Tax Rate Area**	0-067
	Land Value	$4,714,732	**Tax Account ID**			
	Improvement Value	$768,700	**Tax Status**	No Delinquency Found		
	Improvement Ratio	14.02%	**Delinquent Tax Year**			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money

No details available

Loan Officer Insights

No details available



Subject Property Location

Report Date: 02/16/2026
Order ID: R209627153

Property Address	11973 SAN VICENTE BLVD		
City, State & Zip	LOS ANGELES, CA 90049-5098		
County	LOS ANGELES COUNTY	**Property Use**	Store/Office (mixed use)
Mailing Address	PO BOX 55007, LOS ANGELES, CA 90055-2007	**Parcel Number**	4404-025-008

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	04/27/2017	Deed	Quit Claim Deed (non-arm's length)		17-0467331	11973 SAN VICENTE LLC	MUNGER, CHARLES T; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; THE NBACTMC II PARTNERSHIP
2	01/26/2017	Deed	Quit Claim Deed (non-arm's length)		17-0111397	THE NBACTMC II PARTNERSGIP; MUNGER, CHARLES T; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS	MORADIFAR, FARIBORZ; MORADIFAR, MITRA T; MORADIFAR LIVING TRUST
3	11/05/2010	Deed	Quit Claim Deed (non-arm's length)		10-1597226	THE NBACTMC II PARTNERSHIP	BORTHWICK, WILLIAM H; MUNGER, WENDY; NANCY B MUNGER SEPARATE PROPERTY REVOCAB; MUNGER JR, CHARLES T
4	11/05/2010	Deed	Affidavit of Death of Trustee/Successor Trustee		10-1597225	BORTHWICK, WILLIAM H; MUNGER, WENDY; MUNGER JR, CHARLES T	NANCY B MUNGER SEPARATE PROPERTY REVOCAB; MUNGER, NANCY B
5	11/05/2010	Deed	Quit Claim Deed (non-arm's length)		10-1597224	THE NBACTMC II PARTNERSHIP	BORTHWICK, WILLIAM H; MUNGER, WENDY; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; MUNGER JR, CHARLES T
6	10/29/2010	Deed	Intra-family Transfer or Dissolution		10-1557570	MUNGER, CHARLES T; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; MUNGER JR, CHARLES T; MUNGER, WENDY; BORTHWICK, WILLIAM H	MUNGER, CHARLES T; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS
7	10/29/2010	Deed	Affidavit of Death of Trustee/Successor Trustee		10-1557569	MUNGER, CHARLES T	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; MUNGER, NANCY B
8	06/17/2009	Deed	Intra-family Transfer or Dissolution		09-0908410	MUNGER, CHARLES T; MUNGER, NANCY B	MUNGER, CHARLES T; MUNGER, NANCY B; MUNGER, NANCY BARRY
9	06/17/2009	Deed	Intra-family Transfer or Dissolution		09-0908409	MUNGER, CHARLES T; MUNGER, NANCY B	MUNGER, NANCY B; MUNGER, CHARLES T; MUNGER, NANCY BARRY
10	01/11/2007	Deed	Grant Deed		07-0060468	MUNGER, CHARLES T; MUNGER, NANCY B	BARRY III, DAVID N; BARRY, MARGARET C; BARRY FAMILY TRUST
11	01/11/2007	Deed	Intra-family Transfer or Dissolution		07-0060467	BARRY III, DAVID N; BARRY, MARGARET C	BARRY, MARGARET C; BARRY III, DAVID N
12	01/11/2007	Deed	Intra-family Transfer or Dissolution		07-0060466	BARRY III, DAVID N; BARRY, MARGARET C	BARRY III, DAVID N
13	01/11/2007	Deed	Intra-family Transfer or Dissolution		07-0060465	BARRY III, DAVID N; MUNGER, NANCY B	BARRY III, DAVID N; MUNGER, NANCY B; WILL OF DAVID BARRY JR; BARRY JR, DAVID N; BARRY JR, DAVID NOBLE

Transaction History Legend

Transfer
Mortgage
Mortgage Assignment
Foreclosure Activity
Mortgage Release

Transaction Details

Transfer

	Transaction ID	1	**Recorder Doc Number**	17-0467331	**Partial Interest Transferred**	
	Transfer Date	04/20/2017	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Quit Claim Deed (non-arm's length)	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	04/27/2017	**Property Use**	
	Buyer 1	11973 SAN VICENTE LLC	**Buyer 1 Entity**	Limited Liability Company	**Buyer Vesting**	
	Buyer 2		**Buyer 2 Entity**		**Buyer Mailing Address**	
	Seller 1	MUNGER, CHARLES T	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS	**Seller 2 Entity**	Revocable Trust	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	2	**Recorder Doc Number**	17-0111397	**Partial Interest Transferred**	
	Transfer Date	01/07/2017	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Quit Claim Deed (non-arm's length)	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	01/26/2017	**Property Use**	
	Buyer 1	THE NBACTMC II PARTNERSGIP	**Buyer 1 Entity**	Partnership	**Buyer Vesting**	Revocable Trust
	Buyer 2	MUNGER, CHARLES T	**Buyer 2 Entity**	Trustee or Conservator	**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	MORADIFAR, FARIBORZ	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	
	Seller 2	MORADIFAR, MITRA T	**Seller 2 Entity**	Trustee or Conservator	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	3	**Recorder Doc Number**	10-1597226	**Partial Interest Transferred**	
	Transfer Date	11/03/2010	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Quit Claim Deed (non-arm's length)	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	11/05/2010	**Property Use**	
	Buyer 1	THE NBACTMC II PARTNERSHIP	**Buyer 1 Entity**	Partnership	**Buyer Vesting**	
	Buyer 2		**Buyer 2 Entity**		**Buyer Mailing Address**	
	Seller 1	BORTHWICK, WILLIAM H	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER, WENDY	**Seller 2 Entity**	Trustee or Conservator	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transaction Details (cont.) (2)

Transfer

	Transaction ID	4	**Recorder Doc Number**	10-1597225	**Partial Interest Transferred**	
	Transfer Date	10/27/2010	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Affidavit of Death of Trustee/Successor Trustee	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	11/05/2010	**Property Use**	
	Buyer 1	BORTHWICK, WILLIAM H	**Buyer 1 Entity**	Successor Trustee	**Buyer Vesting**	
	Buyer 2	MUNGER, WENDY	**Buyer 2 Entity**	Successor Trustee	**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	NANCY B MUNGER SEPARATE PROPERTY REVOCAB	**Seller 1 Entity**	Revocable Trust	**Seller Mailing Address**	
	Seller 2	MUNGER, NANCY B	**Seller 2 Entity**	Deceased	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	5	**Recorder Doc Number**	10-1597224	**Partial Interest Transferred**	
	Transfer Date	11/03/2010	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Quit Claim Deed (non-arm's length)	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	11/05/2010	**Property Use**	
	Buyer 1	THE NBACTMC II PARTNERSHIP	**Buyer 1 Entity**	Partnership	**Buyer Vesting**	
	Buyer 2		**Buyer 2 Entity**		**Buyer Mailing Address**	
	Seller 1	BORTHWICK, WILLIAM H	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER, WENDY	**Seller 2 Entity**	Trustee or Conservator	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	6	**Recorder Doc Number**	10-1557570	**Partial Interest Transferred**	
	Transfer Date	10/27/2010	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Intra-family Transfer or Dissolution	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	10/29/2010	**Property Use**	
	Buyer 1	MUNGER, CHARLES T	**Buyer 1 Entity**	Trustee or Conservator	**Buyer Vesting**	Tenants in Common
	Buyer 2	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS	**Buyer 2 Entity**	Revocable Trust	**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	MUNGER, CHARLES T	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS	**Seller 2 Entity**	Revocable Trust	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	7	**Recorder Doc Number**	10-1557569	**Partial Interest Transferred**	
	Transfer Date	10/27/2010	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Affidavit of Death of Trustee/Successor Trustee	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	10/29/2010	**Property Use**	
	Buyer 1	MUNGER, CHARLES T	**Buyer 1 Entity**	Successor Trustee	**Buyer Vesting**	
	Buyer 2		**Buyer 2 Entity**		**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS	**Seller 1 Entity**	Revocable Trust	**Seller Mailing Address**	
	Seller 2	MUNGER, NANCY B	**Seller 2 Entity**	Deceased	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transaction Details (cont.) (3)

Transfer

	Transaction ID	8	**Recorder Doc Number**	09-0908410	**Partial Interest Transferred**	50
	Transfer Date	06/15/2009	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Intra-family Transfer or Dissolution	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	06/17/2009	**Property Use**	
	Buyer 1	MUNGER, CHARLES T	**Buyer 1 Entity**	Trustee or Conservator	**Buyer Vesting**	Revocable Trust
	Buyer 2	MUNGER, NANCY B	**Buyer 2 Entity**	Trustee or Conservator	**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	MUNGER, CHARLES T	**Seller 1 Entity**	Husband and Wife	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER, NANCY B	**Seller 2 Entity**	Husband and Wife	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	9	**Recorder Doc Number**	09-0908409	**Partial Interest Transferred**	50
	Transfer Date	06/15/2009	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Intra-family Transfer or Dissolution	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	06/17/2009	**Property Use**	
	Buyer 1	MUNGER, CHARLES T	**Buyer 1 Entity**	Trustee or Conservator	**Buyer Vesting**	Revocable Trust
	Buyer 2	MUNGER, NANCY B	**Buyer 2 Entity**	Trustee or Conservator	**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	MUNGER, NANCY B	**Seller 1 Entity**	Husband and Wife	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER, CHARLES T	**Seller 2 Entity**	Husband and Wife	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	10	**Recorder Doc Number**	07-0060468	**Partial Interest Transferred**	50
	Sale Date	12/26/2006	**Document Type**	Deed	**Type of Transaction**	Non Residential Transfer
	Sale Price		**Document Description**	Grant Deed	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	01/11/2007	**Property Use**	
	Buyer 1	MUNGER, CHARLES T	**Buyer 1 Entity**	Husband and Wife	**Buyer Vesting**	
	Buyer 2	MUNGER, NANCY B	**Buyer 2 Entity**	Husband and Wife	**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	BARRY III, DAVID N	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	
	Seller 2	BARRY, MARGARET C	**Seller 2 Entity**	Trustee or Conservator	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract		EXCEPT E16.5 FT SD LOT51 & S50 FT POR LOT56/ / /		**Title Company Name**	CHICAGO TITLE CO

Transfer

	Transaction ID	11	**Recorder Doc Number**	07-0060467	**Partial Interest Transferred**	50
	Transfer Date	01/06/2007	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Intra-family Transfer or Dissolution	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	01/11/2007	**Property Use**	
	Buyer 1	BARRY III, DAVID N	**Buyer 1 Entity**	Trustee or Conservator	**Buyer Vesting**	Revocable Trust
	Buyer 2	BARRY, MARGARET C	**Buyer 2 Entity**	Trustee or Conservator	**Buyer Mailing Address**	11973 SAN VICENTE BLVD STE 209, LOS ANGELES, CA 90049-5098
	Seller 1	BARRY, MARGARET C	**Seller 1 Entity**	Husband and Wife	**Seller Mailing Address**	11973 SAN VICENTE BLVD STE 209, LOS ANGELES, CA 90049-5098
	Seller 2	BARRY III, DAVID N	**Seller 2 Entity**	Husband and Wife	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract		EXCEPT E16.5 FT SD LOT51 & SW50 FT POR LOT56/ / /		**Title Company Name**	CHICAGO TITLE CO

Transaction Details (cont.) (4)

Transfer



Transaction ID	12	**Recorder Doc Number**	07-0060466	**Partial Interest Transferred**	50
Transfer Date	12/26/2006	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
Sale Price		**Document Description**	Intra-family Transfer or Dissolution	**Multiple APNs on Deed**	4
Recorder Book/Page		**Recording Date**	01/11/2007	**Property Use**	
Buyer 1	BARRY III, DAVID N	**Buyer 1 Entity**	Trustee or Conservator	**Buyer Vesting**	Revocable Trust
Buyer 2	BARRY, MARGARET C	**Buyer 2 Entity**	Trustee or Conservator	**Buyer Mailing Address**	11973 SAN VICENTE BLVD STE 209, LOS ANGELES, CA 90049-5098
Seller 1	BARRY III, DAVID N	**Seller 1 Entity**	Married Man	**Seller Mailing Address**	11973 SAN VICENTE BLVD STE 209, LOS ANGELES, CA 90049-5098
Seller 2		**Seller 2 Entity**		**Legal City/ Muni/ Township**	LOS ANGELES
Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
Legal Brief Description/ Unit/ Phase/ Tract		EXCEPT E16.5 FT SD LOT51 & SW50 FT POR LOT56/ / /		**Title Company Name**	CHICAGO TITLE CO

Transfer



Transaction ID	13	**Recorder Doc Number**	07-0060465	**Partial Interest Transferred**	50
Transfer Date	12/26/2006	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
Sale Price		**Document Description**	Intra-family Transfer or Dissolution	**Multiple APNs on Deed**	4
Recorder Book/Page		**Recording Date**	01/11/2007	**Property Use**	
Buyer 1	BARRY III, DAVID N	**Buyer 1 Entity**	Individual	**Buyer Vesting**	
Buyer 2	MUNGER, NANCY B	**Buyer 2 Entity**	Individual	**Buyer Mailing Address**	11973 SAN VICENTE BLVD STE 209, LOS ANGELES, CA 90049-5098
Seller 1	BARRY III, DAVID N	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	11973 SAN VICENTE BLVD STE 209, LOS ANGELES, CA 90049-5098
Seller 2	MUNGER, NANCY B	**Seller 2 Entity**	Trustee or Conservator	**Legal City/ Muni/ Township**	LOS ANGELES
Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
Legal Brief Description/ Unit/ Phase/ Tract		EXCEPT E16.5 FT SD LOT51 & SW50 FT POR LOT56/ / /		**Title Company Name**	CHICAGO TITLE CO

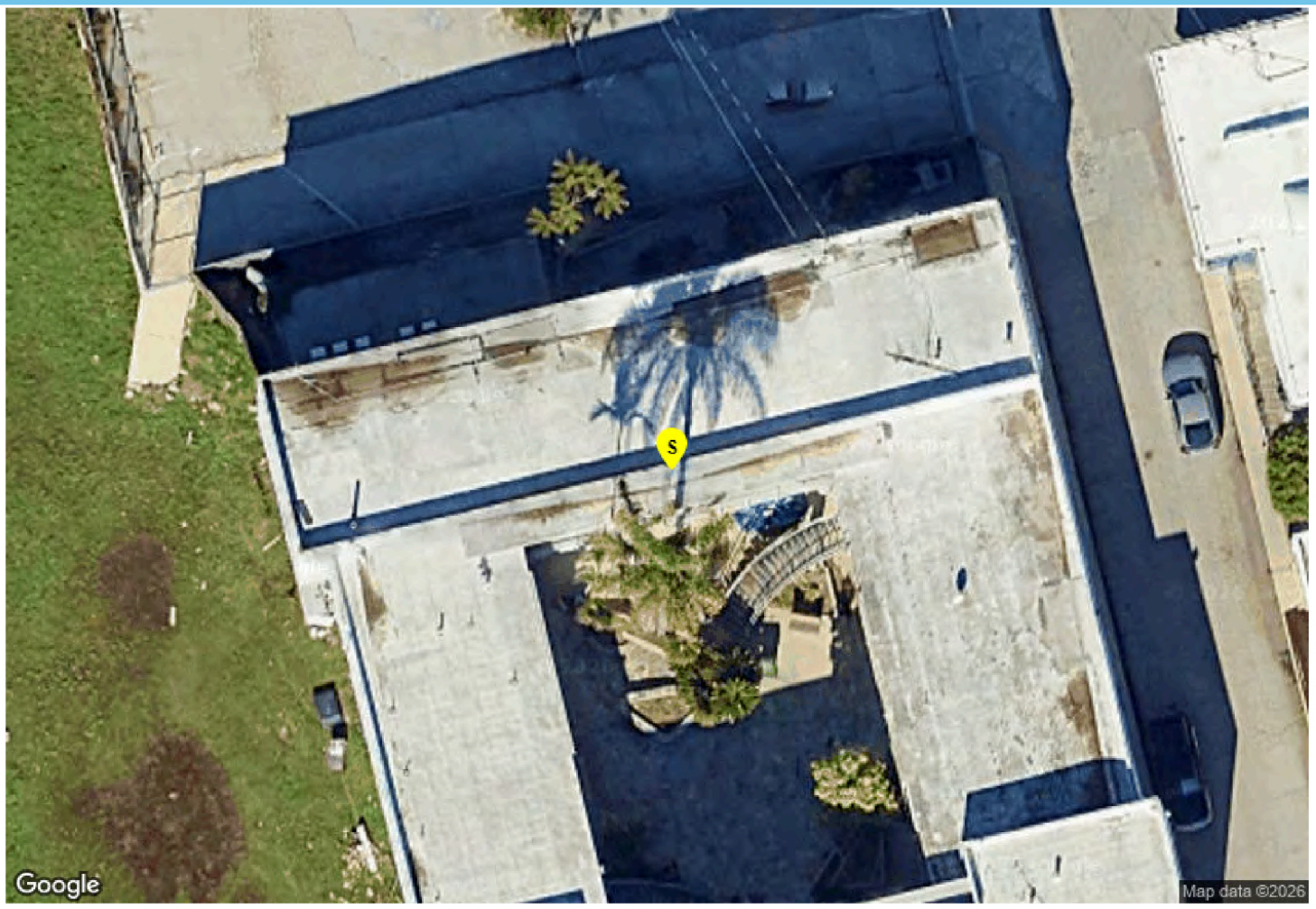
ICE TitlePro247

Aerial Map Report

Subject Property Location

Report Date: 02/16/2026
Order ID: R209627154

Property Address	11973 SAN VICENTE BLVD		
City, State & Zip	LOS ANGELES, CA 90049-5098		
County	LOS ANGELES COUNTY	**Property Use**	Store/Office (mixed use)
Mailing Address	PO BOX 55007, LOS ANGELES, CA 90055-2007	**Parcel Number**	4404-025-008
Owner Name	11973 SAN VICENTE LLC		



S Subject



Subject Property Location

Report Date: 02/16/2026
Order ID: R209627155

Property Address	11973 SAN VICENTE BLVD		
City, State & Zip	LOS ANGELES, CA 90049-5098		
County	LOS ANGELES COUNTY	**Property Use**	Store/Office (mixed use)
Mailing Address	PO BOX 55007, LOS ANGELES, CA 90055-2007	**Parcel Number**	4404-025-008

Subject Property					
Address	11973 SAN VICENTE BLVD, LOS ANGELES, CA 90049			**APN**	4404-025-008
Owner	11973 SAN VICENTE LLC			**Lot Size (SF/AC)**	26,586/.61
Bedrooms	0	**Year Built**	1951	**Living Area (SF)**	13,301
Bathrooms/Partial		**Garage Type/Parking Spaces**	Parking Lot/34	Phones	

Nearby Neighbor #1					
Address	11977 SAN VICENTE BLVD, LOS ANGELES, CA 90049			**APN**	4404-025-009
Owner	11973 SAN VICENTE LLC			**Lot Size (SF/AC)**	9,986/.23
Bedrooms	0	**Year Built**		**Living Area (SF)**	0
Bathrooms/Partial		**Garage Type/Parking Spaces**		Phones	

Nearby Neighbor #2					
Address	11961 SAN VICENTE BLVD, LOS ANGELES, CA 90049			**APN**	4404-025-032
Owner	BARRY FAMILY LLC			**Lot Size (SF/AC)**	19,935/.46
Bedrooms	0	**Year Built**	1950	**Living Area (SF)**	8,416
Bathrooms/Partial		**Garage Type/Parking Spaces**	Parking Lot/14	Phones	

Nearby Neighbor #3					
Address	11991 SAN VICENTE BLVD, LOS ANGELES, CA 90049			**APN**	4404-025-010
Owner	11991 SAN VICENTE LLC			**Lot Size (SF/AC)**	20,472/.47
Bedrooms	0	**Year Built**		**Living Area (SF)**	0
Bathrooms/Partial		**Garage Type/Parking Spaces**		Phones	

Nearby Neighbor #4					
Address	11901 SALTAIR TER, LOS ANGELES, CA 90049			**APN**	4404-026-008
Owner	11991 SAN VICENTE LLC			**Lot Size (SF/AC)**	12,319/.28
Bedrooms	0	**Year Built**		**Living Area (SF)**	0
Bathrooms/Partial		**Garage Type/Parking Spaces**		Phones	

Nearby Neighbor #5					
Address	11900 SALTAIR TER, LOS ANGELES, CA 90049			**APN**	4404-026-007
Owner	MORADIFAR, FARIBORZ; MORADIFAR, MITRA T			**Lot Size (SF/AC)**	9,280/.21
Bedrooms	3	**Year Built**	1948	**Living Area (SF)**	2,997
Bathrooms/Partial	4	**Garage Type/Parking Spaces**		Phones	

Nearby Neighbor #6					
Address	644 S SALTAIR AVE, LOS ANGELES, CA 90049			**APN**	4404-025-027
Owner	11991 SAN VICENTE LLC			**Lot Size (SF/AC)**	10,387/.24
Bedrooms	3	**Year Built**	1956	**Living Area (SF)**	3,036
Bathrooms/Partial	3	**Garage Type/Parking Spaces**		Phones	

Nearby Neighbor #7					
Address	11999 SAN VICENTE BLVD, LOS ANGELES, CA 90049			**APN**	4404-025-029
Owner	BRENTWOOD SALTAIR LLC			**Lot Size (SF/AC)**	20,047/.46
Bedrooms	0	**Year Built**	1986	**Living Area (SF)**	59,429
Bathrooms/Partial		**Garage Type/Parking Spaces**		Phones	

Nearby Neighbor #8					
Address	642 S SALTAIR AVE, LOS ANGELES, CA 90049			**APN**	4404-025-028
Owner	11991 SAN VICENTE LLC			**Lot Size (SF/AC)**	10,486/.24
Bedrooms	2	**Year Built**	1956	**Living Area (SF)**	2,067
Bathrooms/Partial	2	**Garage Type/Parking Spaces**		Phones	

Nearby Neighbor #9					
Address	11941 SAN VICENTE BLVD, LOS ANGELES, CA 90049			**APN**	4404-025-025
Owner	MARIE BERG FAMILY PARTNERSHIP LP			**Lot Size (SF/AC)**	37,430/.86
Bedrooms	0	**Year Built**	1961	**Living Area (SF)**	12,935
Bathrooms/Partial		**Garage Type/Parking Spaces**		Phones	

Nearby Neighbor #10					
Address	11905 SALTAIR TER, LOS ANGELES, CA 90049			**APN**	4404-026-009
Owner	YUEN TIM			**Lot Size (SF/AC)**	9,091/.21
Bedrooms	3	**Year Built**	1999	**Living Area (SF)**	4,610
Bathrooms/Partial	4	**Garage Type/Parking Spaces**		Phones	

Nearby Neighbor #11					
Address	11906 SALTAIR TER, LOS ANGELES, CA 90049			**APN**	4404-026-006
Owner	EVANS, LYNN LOCKIE; EVANS, HUGH H			**Lot Size (SF/AC)**	8,977/.21
Bedrooms	3	**Year Built**	1947	**Living Area (SF)**	2,617
Bathrooms/Partial	5	**Garage Type/Parking Spaces**		Phones	

Nearby Neighbor #12					
Address	11950 SAN VICENTE BLVD, LOS ANGELES, CA 90049			**APN**	4265-007-038
Owner	BRENTWOOD COTTAGE LLC			**Lot Size (SF/AC)**	10,263/.24
Bedrooms	0	**Year Built**	1955	**Living Area (SF)**	8,349
Bathrooms/Partial		**Garage Type/Parking Spaces**		Phones	

Nearby Neighbor #13					
Address	11980 SAN VICENTE BLVD, LOS ANGELES, CA 90049			**APN**	4265-007-052
Owner	11980 BMP LLC			**Lot Size (SF/AC)**	23,165/.53
Bedrooms	0	**Year Built**	1975	**Living Area (SF)**	90,670
Bathrooms/Partial		**Garage Type/Parking Spaces**	Parking Lot/252	Phones	

Nearby Neighbor #14					
Address	527 S WESTGATE AVE, LOS ANGELES, CA 90049			**APN**	4404-027-016
Owner	THE ZAMAN TRUST, ; ZAMAN, SAMAN			**Lot Size (SF/AC)**	13,225/.3
Bedrooms	4	**Year Built**	1980	**Living Area (SF)**	3,607
Bathrooms/Partial	4	**Garage Type/Parking Spaces**		Phones	

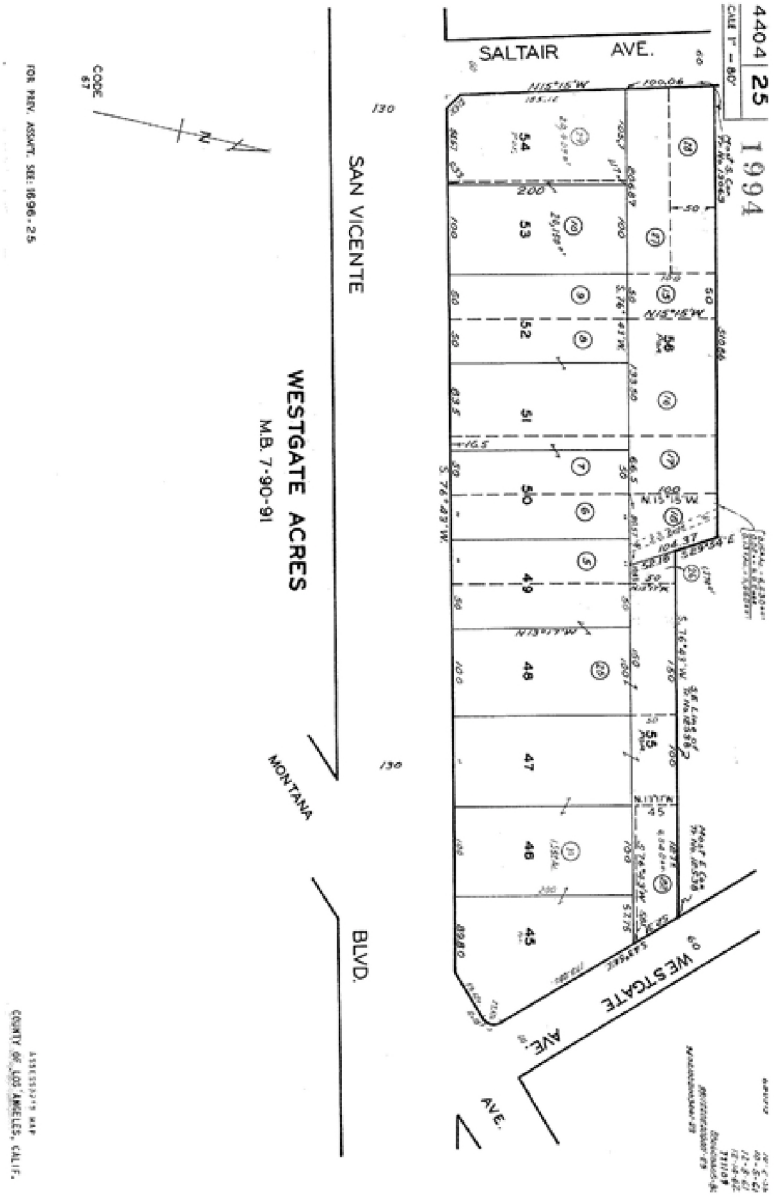
Nearby Neighbor #15					
Address	11940 SAN VICENTE BLVD, LOS ANGELES, CA 90049			**APN**	4265-007-048
Owner	VICENTI ASSET LLC			**Lot Size (SF/AC)**	18,188/.42
Bedrooms	0	**Year Built**		**Living Area (SF)**	22,969
Bathrooms/Partial		**Garage Type/Parking Spaces**		Phones	



Subject Property Location

Report Date: 02/16/2026
Order ID: R209627156

Property Address	11973 SAN VICENTE BLVD		
City, State & Zip	LOS ANGELES, CA 90049-5098		
County	LOS ANGELES COUNTY	**Parcel Number**	4404-025-008



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Channel Law Group, LLP

February 17, 2026

Appellant's Comments and Objections to ENV-2019-6645-EIR (SCH #2020-110210), 11973 San Vincente Boulevard Project EIR, Council File: 25-1518 ("Project")

EXHIBIT G



Lawyers Title®

7530 N. Glenoaks Blvd.
Burbank, CA 91504
Phone: 818-767-2000

Date:	**02/16/2026**
Property:	**11977 SAN VICENTE BLVD, LOS ANGELES, CA 90049-5003**
APN:	**4404-025-009**
County:	**LOS ANGELES**



Subject Property Location

Report Date: 02/16/2026
Order ID: R209623323

Property Address	11977 SAN VICENTE BLVD		
City, State & Zip	LOS ANGELES, CA 90049-5003		
County	LOS ANGELES COUNTY	**Property Use**	Residential - Vacant Land
Mailing Address	PO BOX 55007, LOS ANGELES, CA 90055-2007	**Parcel Number**	4404-025-009
Census Tract	2640.00	**Latitude**	34.052771
Thomas Bros Pg-Grid		**Longitude**	-118.472253

Legal Description Details Lot Number: 52 Subdivision Name: WESTGATE ACRES Brief Description: WESTGATE ACRES SW 50 FT OF LOT 52

Current Ownership Information *Source of Ownership data: Assessment Data*

Primary Owner Name(s)	11973 SAN VICENTE LLC
Vesting	Company

Latest Full Sale Information

Details beyond coverage limitations

Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms		**Year Built**		**Living Area (SF)**	0
	Bathrooms/Partial		**Garage Type/Parking Spaces**		**Price ($/SF)**	
	Total Rooms		**Stories/Floors**		**Lot Size (SF/AC)**	9,986/.23
	Construction Type		**Units**		**Fireplace**	
	Exterior Walls		**Buildings**		**Pool**	
	Roof Material/Type		**Basement Type/Area**		**Heat Type**	
	Foundation Type		**Style**		**A/C**	
	Property Type	Vacant Land	**View**		**Elevator**	
	Land Use	Residential - Vacant Land			**Zoning**	LAC4

Assessment & Taxes

	Assessment Year	2025	**Tax Year**	2025	**Tax Exemption**	
	Total Assessed Value	$3,112,616	**Tax Amount**	$36,981.05	**Tax Rate Area**	0-067
	Land Value	$3,112,616	**Tax Account ID**			
	Improvement Value		**Tax Status**	No Delinquency Found		
	Improvement Ratio		**Delinquent Tax Year**			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Loan Officer Insights

No details available



Subject Property Location

Report Date: 02/16/2026
Order ID: R209623329

Property Address	11977 SAN VICENTE BLVD		
City, State & Zip	LOS ANGELES, CA 90049-5003		
County	LOS ANGELES COUNTY	**Property Use**	Residential - Vacant Land
Mailing Address	PO BOX 55007, LOS ANGELES, CA 90055-2007	**Parcel Number**	4404-025-009

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	04/27/2017	Deed	Quit Claim Deed (non-arm's length)		17-0467331	11973 SAN VICENTE LLC	MUNGER, CHARLES T; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; THE NBACTMC II PARTNERSHIP
2	01/26/2017	Deed	Quit Claim Deed (non-arm's length)		17-0111397	THE NBACTMC II PARTNERSGIP; MUNGER, CHARLES T; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS	MORADIFAR, FARIBORZ; MORADIFAR, MITRA T; MORADIFAR LIVING TRUST
3	11/05/2010	Deed	Quit Claim Deed (non-arm's length)		10-1597226	THE NBACTMC II PARTNERSHIP	BORTHWICK, WILLIAM H; MUNGER, WENDY; NANCY B MUNGER SEPARATE PROPERTY REVOCAB; MUNGER JR, CHARLES T
4	11/05/2010	Deed	Affidavit of Death of Trustee/Successor Trustee		10-1597225	BORTHWICK, WILLIAM H; MUNGER, WENDY; MUNGER JR, CHARLES T	NANCY B MUNGER SEPARATE PROPERTY REVOCAB; MUNGER, NANCY B
5	11/05/2010	Deed	Quit Claim Deed (non-arm's length)		10-1597224	THE NBACTMC II PARTNERSHIP	BORTHWICK, WILLIAM H; MUNGER, WENDY; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; MUNGER JR, CHARLES T
6	10/29/2010	Deed	Intra-family Transfer or Dissolution		10-1557570	MUNGER, CHARLES T; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; MUNGER JR, CHARLES T; MUNGER, WENDY; BORTHWICK, WILLIAM H	MUNGER, CHARLES T; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS
7	10/29/2010	Deed	Affidavit of Death of Trustee/Successor Trustee		10-1557569	MUNGER, CHARLES T	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; MUNGER, NANCY B
8	06/17/2009	Deed	Intra-family Transfer or Dissolution		09-0908410	MUNGER, CHARLES T; MUNGER, NANCY B	MUNGER, CHARLES T; MUNGER, NANCY B; MUNGER, NANCY BARRY
9	06/17/2009	Deed	Intra-family Transfer or Dissolution		09-0908409	MUNGER, CHARLES T; MUNGER, NANCY B	MUNGER, NANCY B; MUNGER, CHARLES T; MUNGER, NANCY BARRY
10	01/11/2007	Deed	Grant Deed		07-0060468	MUNGER, CHARLES T; MUNGER, NANCY B	BARRY III, DAVID N; BARRY, MARGARET C; BARRY FAMILY TRUST
11	01/11/2007	Deed	Intra-family Transfer or Dissolution		07-0060467	BARRY III, DAVID N; BARRY, MARGARET C	BARRY, MARGARET C; BARRY III, DAVID N
12	01/11/2007	Deed	Intra-family Transfer or Dissolution		07-0060466	BARRY III, DAVID N; BARRY, MARGARET C	BARRY III, DAVID N
13	01/11/2007	Deed	Intra-family Transfer or Dissolution		07-0060465	BARRY III, DAVID N; MUNGER, NANCY B	BARRY III, DAVID N; MUNGER, NANCY B; WILL OF DAVID BARRY JR; BARRY JR, DAVID N; BARRY JR, DAVID NOBLE

Transaction History Legend

Transfer
Mortgage
Mortgage Assignment
Foreclosure Activity
Mortgage Release

Transaction Details

Transfer

	Transaction ID	1	**Recorder Doc Number**	17-0467331	**Partial Interest Transferred**	
	Transfer Date	04/20/2017	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Quit Claim Deed (non-arm's length)	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	04/27/2017	**Property Use**	
	Buyer 1	11973 SAN VICENTE LLC	**Buyer 1 Entity**	Limited Liability Company	**Buyer Vesting**	
	Buyer 2		**Buyer 2 Entity**		**Buyer Mailing Address**	
	Seller 1	MUNGER, CHARLES T	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS	**Seller 2 Entity**	Revocable Trust	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	2	**Recorder Doc Number**	17-0111397	**Partial Interest Transferred**	
	Transfer Date	01/07/2017	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Quit Claim Deed (non-arm's length)	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	01/26/2017	**Property Use**	
	Buyer 1	THE NBACTMC II PARTNERSGIP	**Buyer 1 Entity**	Partnership	**Buyer Vesting**	Revocable Trust
	Buyer 2	MUNGER, CHARLES T	**Buyer 2 Entity**	Trustee or Conservator	**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	MORADIFAR, FARIBORZ	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	
	Seller 2	MORADIFAR, MITRA T	**Seller 2 Entity**	Trustee or Conservator	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	3	**Recorder Doc Number**	10-1597226	**Partial Interest Transferred**	
	Transfer Date	11/03/2010	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Quit Claim Deed (non-arm's length)	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	11/05/2010	**Property Use**	
	Buyer 1	THE NBACTMC II PARTNERSHIP	**Buyer 1 Entity**	Partnership	**Buyer Vesting**	
	Buyer 2		**Buyer 2 Entity**		**Buyer Mailing Address**	
	Seller 1	BORTHWICK, WILLIAM H	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER, WENDY	**Seller 2 Entity**	Trustee or Conservator	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transaction Details (cont.) (2)

Transfer

	Transaction ID	4	**Recorder Doc Number**	10-1597225	**Partial Interest Transferred**	
	Transfer Date	10/27/2010	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Affidavit of Death of Trustee/Successor Trustee	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	11/05/2010	**Property Use**	
	Buyer 1	BORTHWICK, WILLIAM H	**Buyer 1 Entity**	Successor Trustee	**Buyer Vesting**	
	Buyer 2	MUNGER, WENDY	**Buyer 2 Entity**	Successor Trustee	**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	NANCY B MUNGER SEPARATE PROPERTY REVOCAB	**Seller 1 Entity**	Revocable Trust	**Seller Mailing Address**	
	Seller 2	MUNGER, NANCY B	**Seller 2 Entity**	Deceased	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	5	**Recorder Doc Number**	10-1597224	**Partial Interest Transferred**	
	Transfer Date	11/03/2010	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Quit Claim Deed (non-arm's length)	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	11/05/2010	**Property Use**	
	Buyer 1	THE NBACTMC II PARTNERSHIP	**Buyer 1 Entity**	Partnership	**Buyer Vesting**	
	Buyer 2		**Buyer 2 Entity**		**Buyer Mailing Address**	
	Seller 1	BORTHWICK, WILLIAM H	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER, WENDY	**Seller 2 Entity**	Trustee or Conservator	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	6	**Recorder Doc Number**	10-1557570	**Partial Interest Transferred**	
	Transfer Date	10/27/2010	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Intra-family Transfer or Dissolution	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	10/29/2010	**Property Use**	
	Buyer 1	MUNGER, CHARLES T	**Buyer 1 Entity**	Trustee or Conservator	**Buyer Vesting**	Tenants in Common
	Buyer 2	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS	**Buyer 2 Entity**	Revocable Trust	**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	MUNGER, CHARLES T	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS	**Seller 2 Entity**	Revocable Trust	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	7	**Recorder Doc Number**	10-1557569	**Partial Interest Transferred**	
	Transfer Date	10/27/2010	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Affidavit of Death of Trustee/Successor Trustee	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	10/29/2010	**Property Use**	
	Buyer 1	MUNGER, CHARLES T	**Buyer 1 Entity**	Successor Trustee	**Buyer Vesting**	
	Buyer 2		**Buyer 2 Entity**		**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS	**Seller 1 Entity**	Revocable Trust	**Seller Mailing Address**	
	Seller 2	MUNGER, NANCY B	**Seller 2 Entity**	Deceased	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transaction Details (cont.) (3)

Transfer

	Transaction ID	8	**Recorder Doc Number**	09-0908410	**Partial Interest Transferred**	50
	Transfer Date	06/15/2009	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Intra-family Transfer or Dissolution	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	06/17/2009	**Property Use**	
	Buyer 1	MUNGER, CHARLES T	**Buyer 1 Entity**	Trustee or Conservator	**Buyer Vesting**	Revocable Trust
	Buyer 2	MUNGER, NANCY B	**Buyer 2 Entity**	Trustee or Conservator	**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	MUNGER, CHARLES T	**Seller 1 Entity**	Husband and Wife	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER, NANCY B	**Seller 2 Entity**	Husband and Wife	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	9	**Recorder Doc Number**	09-0908409	**Partial Interest Transferred**	50
	Transfer Date	06/15/2009	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Intra-family Transfer or Dissolution	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	06/17/2009	**Property Use**	
	Buyer 1	MUNGER, CHARLES T	**Buyer 1 Entity**	Trustee or Conservator	**Buyer Vesting**	Revocable Trust
	Buyer 2	MUNGER, NANCY B	**Buyer 2 Entity**	Trustee or Conservator	**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	MUNGER, NANCY B	**Seller 1 Entity**	Husband and Wife	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER, CHARLES T	**Seller 2 Entity**	Husband and Wife	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	10	**Recorder Doc Number**	07-0060468	**Partial Interest Transferred**	50
	Sale Date	12/26/2006	**Document Type**	Deed	**Type of Transaction**	Non Residential Transfer
	Sale Price		**Document Description**	Grant Deed	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	01/11/2007	**Property Use**	
	Buyer 1	MUNGER, CHARLES T	**Buyer 1 Entity**	Husband and Wife	**Buyer Vesting**	
	Buyer 2	MUNGER, NANCY B	**Buyer 2 Entity**	Husband and Wife	**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	BARRY III, DAVID N	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	
	Seller 2	BARRY, MARGARET C	**Seller 2 Entity**	Trustee or Conservator	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract		EXCEPT E16.5 FT SD LOT51 & S50 FT POR LOT56/ / /		**Title Company Name**	CHICAGO TITLE CO

Transfer

	Transaction ID	11	**Recorder Doc Number**	07-0060467	**Partial Interest Transferred**	50
	Transfer Date	01/06/2007	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Intra-family Transfer or Dissolution	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	01/11/2007	**Property Use**	
	Buyer 1	BARRY III, DAVID N	**Buyer 1 Entity**	Trustee or Conservator	**Buyer Vesting**	Revocable Trust
	Buyer 2	BARRY, MARGARET C	**Buyer 2 Entity**	Trustee or Conservator	**Buyer Mailing Address**	11973 SAN VICENTE BLVD STE 209, LOS ANGELES, CA 90049-5098
	Seller 1	BARRY, MARGARET C	**Seller 1 Entity**	Husband and Wife	**Seller Mailing Address**	11973 SAN VICENTE BLVD STE 209, LOS ANGELES, CA 90049-5098
	Seller 2	BARRY III, DAVID N	**Seller 2 Entity**	Husband and Wife	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract		EXCEPT E16.5 FT SD LOT51 & SW50 FT POR LOT56/ / /		**Title Company Name**	CHICAGO TITLE CO

Transaction Details (cont.) (4)

Transfer

	**Transaction ID**	12	**Recorder Doc Number**	07-0060466	**Partial Interest Transferred**	50
	Transfer Date	12/26/2006	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Intra-family Transfer or Dissolution	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	01/11/2007	**Property Use**	
	Buyer 1	BARRY III, DAVID N	**Buyer 1 Entity**	Trustee or Conservator	**Buyer Vesting**	Revocable Trust
	Buyer 2	BARRY, MARGARET C	**Buyer 2 Entity**	Trustee or Conservator	**Buyer Mailing Address**	11973 SAN VICENTE BLVD STE 209, LOS ANGELES, CA 90049-5098
	Seller 1	BARRY III, DAVID N	**Seller 1 Entity**	Married Man	**Seller Mailing Address**	11973 SAN VICENTE BLVD STE 209, LOS ANGELES, CA 90049-5098
	Seller 2		**Seller 2 Entity**		**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract		EXCEPT E16.5 FT SD LOT51 & SW50 FT POR LOT56/ / /		**Title Company Name**	CHICAGO TITLE CO

Transfer

	**Transaction ID**	13	**Recorder Doc Number**	07-0060465	**Partial Interest Transferred**	50
	Transfer Date	12/26/2006	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Intra-family Transfer or Dissolution	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	01/11/2007	**Property Use**	
	Buyer 1	BARRY III, DAVID N	**Buyer 1 Entity**	Individual	**Buyer Vesting**	
	Buyer 2	MUNGER, NANCY B	**Buyer 2 Entity**	Individual	**Buyer Mailing Address**	11973 SAN VICENTE BLVD STE 209, LOS ANGELES, CA 90049-5098
	Seller 1	BARRY III, DAVID N	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	11973 SAN VICENTE BLVD STE 209, LOS ANGELES, CA 90049-5098
	Seller 2	MUNGER, NANCY B	**Seller 2 Entity**	Trustee or Conservator	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract		EXCEPT E16.5 FT SD LOT51 & SW50 FT POR LOT56/ / /		**Title Company Name**	CHICAGO TITLE CO

ICE TitlePro247

Aerial Map Report

Subject Property Location

Report Date: 02/16/2026
Order ID: R209623330

Property Address	11977 SAN VICENTE BLVD		
City, State & Zip	LOS ANGELES, CA 90049-5003		
County	LOS ANGELES COUNTY	**Property Use**	Residential - Vacant Land
Mailing Address	PO BOX 55007, LOS ANGELES, CA 90055-2007	**Parcel Number**	4404-025-009
Owner Name	11973 SAN VICENTE LLC		



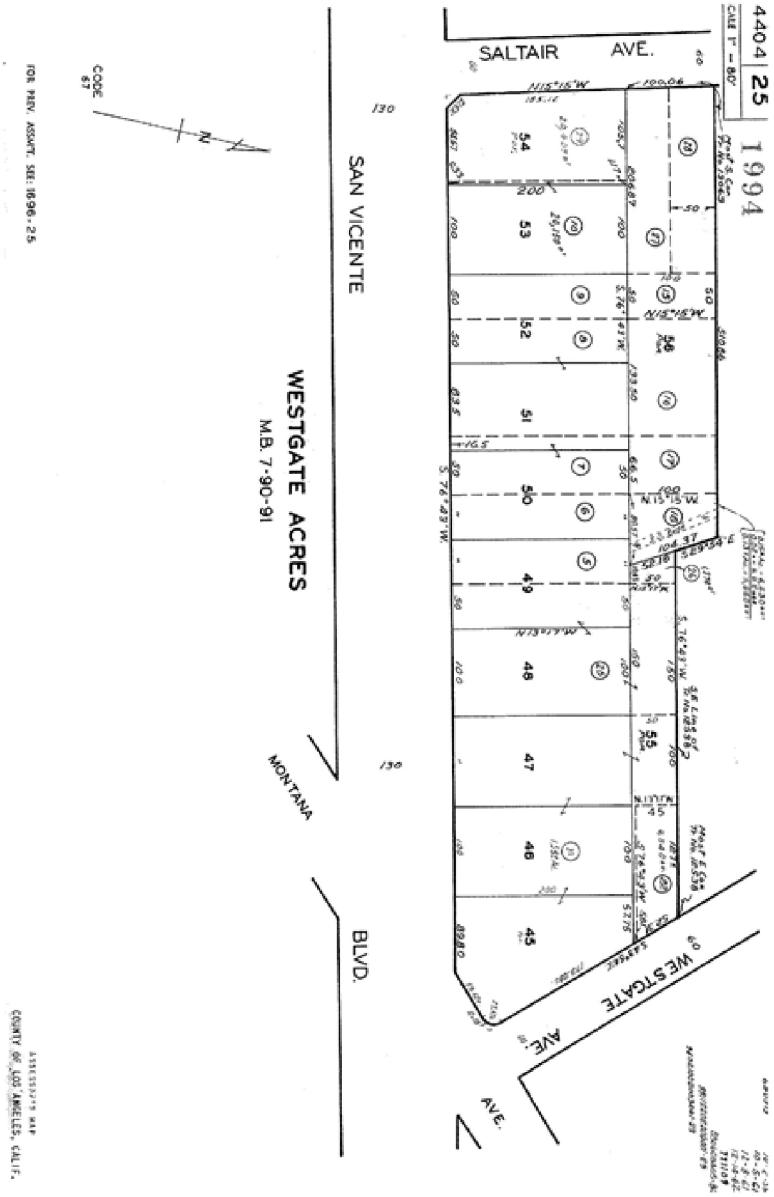
S Subject



Subject Property Location

Report Date: 02/16/2026
Order ID: R209623332

Property Address	11977 SAN VICENTE BLVD		
City, State & Zip	LOS ANGELES, CA 90049-5003		
County	LOS ANGELES COUNTY	**Parcel Number**	4404-025-009



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Channel Law Group, LLP

February 17, 2026

Appellant's Comments and Objections to ENV-2019-6645-EIR (SCH #2020-110210), 11973 San Vincente Boulevard Project EIR, Council File: 25-1518 ("Project")

EXHIBIT H



Lawyers Title®

7530 N. Glenoaks Blvd.
Burbank, CA 91504
Phone: 818-767-2000

Date:	**02/16/2026**
Property:	**11991 SAN VICENTE BLVD, LOS ANGELES, CA 90049-5003**
APN:	**4404-025-010**
County:	**LOS ANGELES**



Subject Property Location

Report Date: 02/16/2026
Order ID: R209623339

Property Address	11991 SAN VICENTE BLVD		
City, State & Zip	LOS ANGELES, CA 90049-5003		
County	LOS ANGELES COUNTY	**Property Use**	Residential - Vacant Land
Mailing Address	PO BOX 55007, LOS ANGELES, CA 90055-2007	**Parcel Number**	4404-025-010
Census Tract	2640.00	**Latitude**	34.052722
Thomas Bros Pg-Grid		**Longitude**	-118.472498

Legal Description Details Lot Number: 53,54 Subdivision Name: WESTGATE ACRES Brief Description: WESTGATE ACRES LOT 53 AND LOT COM AT MOST E COR OF LOT 54 TH S 76 43' W 0.33 FT TH NW TO NW LINE OF SD LOT TH NE THEREON 1.17

Current Ownership Information *Source of Ownership data: Assessment Data

Primary Owner Name(s)	11991 SAN VICENTE LLC
Vesting	Company

Latest Full Sale Information

Details beyond coverage limitations

Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms		**Year Built**		**Living Area (SF)**	0
	Bathrooms/Partial		**Garage Type/Parking Spaces**		**Price ($/SF)**	
	Total Rooms		**Stories/Floors**		**Lot Size (SF/AC)**	20,472/.47
	Construction Type		**Units**		**Fireplace**	
	Exterior Walls		**Buildings**		**Pool**	
	Roof Material/Type		**Basement Type/Area**		**Heat Type**	
	Foundation Type		**Style**		**A/C**	
	Property Type	Vacant Land	**View**		**Elevator**	
	Land Use	Residential - Vacant Land			**Zoning**	LAC4

Assessment & Taxes

	Assessment Year	2025	**Tax Year**	2025	**Tax Exemption**	
	Total Assessed Value	$6,521,194	**Tax Amount**	$77,463.85	**Tax Rate Area**	0-067
	Land Value	$6,521,194	**Tax Account ID**			
	Improvement Value		**Tax Status**	No Delinquency Found		
	Improvement Ratio		**Delinquent Tax Year**			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Loan Officer Insights

No details available



Subject Property Location

Report Date: 02/16/2026
Order ID: R209623346

Property Address	11991 SAN VICENTE BLVD		
City, State & Zip	LOS ANGELES, CA 90049-5003		
County	LOS ANGELES COUNTY	**Property Use**	Residential - Vacant Land
Mailing Address	PO BOX 55007, LOS ANGELES, CA 90055-2007	**Parcel Number**	4404-025-010

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	04/27/2017	Deed	Quit Claim Deed (non-arm's length)		17-0467330	11991 SAN VICENTE LLC	MUNGER, CHARLES T; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; THE NBACTMC II PARTNERSHIP
2	11/05/2010	Deed	Quit Claim Deed (non-arm's length)		10-1597222	THE NBACTMC II PARTNERSHIP	BORTHWICK, WILLIAM H; MUNGER, WENDY; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; MUNGER JR, CHARLES T
3	10/29/2010	Deed	Intra-family Transfer or Dissolution		10-1557566	MUNGER, CHARLES T; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; MUNGER JR, CHARLES T; MUNGER, WENDY; BORTHWICK, WILLIAM H	MUNGER, CHARLES T; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS
4	10/29/2010	Deed	Affidavit of Death of Trustee/Successor Trustee		10-1557565	MUNGER, CHARLES T	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; MUNGER, NANCY B
5	06/17/2009	Deed	Intra-family Transfer or Dissolution		09-0908408	MUNGER, CHARLES T; MUNGER, NANCY B	MUNGER, CHARLES T; MUNGER, NANCY B; MUNGER, NANCY BARRY
6	11/17/2006	Deed	Grant Deed		06-2554850	MUNGER, CHARLES T; MUNGER, NANCY B	BONNER, RICHARD; THE RICHARD BONNER 1998 TRUST; THE RICHARD BONNER 2006 CHARITABLE REMAI
7	11/17/2006	Deed	Intra-family Transfer or Dissolution		06-2554849	BONNER, RICHARD; RICHARD BONNER 2006 CHARITABLE REMAINDER	BONNER, RICHARD; RICHARD BONNER 1998 TRUST
8	07/21/1999	Deed	Intra-family Transfer or Dissolution		99-1346215	BONNER, RICHARD; RICHARD BONNER 1998 TRUST	ESTHER G BONNER TRUST; BONNER, RICHARD

Transaction History Legend

Transfer
Mortgage
Mortgage Assignment
Foreclosure Activity
Mortgage Release

Transaction Details

Transfer

	Transaction ID	1	**Recorder Doc Number**	17-0467330	**Partial Interest Transferred**	50
	Transfer Date	04/20/2017	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Quit Claim Deed (non-arm's length)	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	04/27/2017	**Property Use**	
	Buyer 1	11991 SAN VICENTE LLC	**Buyer 1 Entity**	Limited Liability Company	**Buyer Vesting**	
	Buyer 2		**Buyer 2 Entity**		**Buyer Mailing Address**	
	Seller 1	MUNGER, CHARLES T	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS	**Seller 2 Entity**	Revocable Trust	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	2	**Recorder Doc Number**	10-1597222	**Partial Interest Transferred**	
	Transfer Date	11/03/2010	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Quit Claim Deed (non-arm's length)	**Multiple APNs on Deed**	
	Recorder Book/Page		**Recording Date**	11/05/2010	**Property Use**	
	Buyer 1	THE NBACTMC II PARTNERSHIP	**Buyer 1 Entity**	Partnership	**Buyer Vesting**	
	Buyer 2		**Buyer 2 Entity**		**Buyer Mailing Address**	
	Seller 1	BORTHWICK, WILLIAM H	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER, WENDY	**Seller 2 Entity**	Trustee or Conservator	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	3	**Recorder Doc Number**	10-1557566	**Partial Interest Transferred**	
	Transfer Date	10/27/2010	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Intra-family Transfer or Dissolution	**Multiple APNs on Deed**	
	Recorder Book/Page		**Recording Date**	10/29/2010	**Property Use**	
	Buyer 1	MUNGER, CHARLES T	**Buyer 1 Entity**	Trustee or Conservator	**Buyer Vesting**	Tenants in Common
	Buyer 2	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS	**Buyer 2 Entity**	Revocable Trust	**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	MUNGER, CHARLES T	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS	**Seller 2 Entity**	Revocable Trust	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	4	**Recorder Doc Number**	10-1557565	**Partial Interest Transferred**	
	Transfer Date	10/27/2010	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Affidavit of Death of Trustee/Successor Trustee	**Multiple APNs on Deed**	
	Recorder Book/Page		**Recording Date**	10/29/2010	**Property Use**	
	Buyer 1	MUNGER, CHARLES T	**Buyer 1 Entity**	Successor Trustee	**Buyer Vesting**	
	Buyer 2		**Buyer 2 Entity**		**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS	**Seller 1 Entity**	Revocable Trust	**Seller Mailing Address**	
	Seller 2	MUNGER, NANCY B	**Seller 2 Entity**	Deceased	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transaction Details (cont.) (2)

Transfer

	Transaction ID	5	**Recorder Doc Number**	09-0908408	**Partial Interest Transferred**	
	Transfer Date	06/15/2009	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Intra-family Transfer or Dissolution	**Multiple APNs on Deed**	
	Recorder Book/Page		**Recording Date**	06/17/2009	**Property Use**	
	Buyer 1	MUNGER, CHARLES T	**Buyer 1 Entity**	Trustee or Conservator	**Buyer Vesting**	Revocable Trust
	Buyer 2	MUNGER, NANCY B	**Buyer 2 Entity**	Trustee or Conservator	**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	MUNGER, CHARLES T	**Seller 1 Entity**	Husband and Wife	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER, NANCY B	**Seller 2 Entity**	Husband and Wife	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	6	**Recorder Doc Number**	06-2554850	**Partial Interest Transferred**	
	Sale Date	10/20/2006	**Document Type**	Deed	**Type of Transaction**	Non Residential Transfer
	Sale Price		**Document Description**	Grant Deed	**Multiple APNs on Deed**	
	Recorder Book/Page		**Recording Date**	11/17/2006	**Property Use**	
	Buyer 1	MUNGER, CHARLES T	**Buyer 1 Entity**	Individual	**Buyer Vesting**	
	Buyer 2	MUNGER, NANCY B	**Buyer 2 Entity**	Individual	**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	BONNER, RICHARD	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	
	Seller 2	THE RICHARD BONNER 1998 TRUST	**Seller 2 Entity**		**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract	PORTION LOT54/ / /			**Title Company Name**	CHICAGO TITLE CO

Transfer

	Transaction ID	7	**Recorder Doc Number**	06-2554849	**Partial Interest Transferred**	
	Transfer Date	09/26/2006	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Intra-family Transfer or Dissolution	**Multiple APNs on Deed**	
	Recorder Book/Page		**Recording Date**	11/17/2006	**Property Use**	
	Buyer 1	BONNER, RICHARD	**Buyer 1 Entity**	Trustee or Conservator	**Buyer Vesting**	Trust
	Buyer 2	RICHARD BONNER 2006 CHARITABLE REMAINDER	**Buyer 2 Entity**	Company or Corporation	**Buyer Mailing Address**	1235 RAINBOW CREST RD, FALLBROOK, CA 92028-8864
	Seller 1	BONNER, RICHARD	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	1235 RAINBOW CREST RD, FALLBROOK, CA 92028-8864
	Seller 2	RICHARD BONNER 1998 TRUST	**Seller 2 Entity**		**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract	PORTION LOT54/ / /			**Title Company Name**	CHICAGO TITLE CO

Transfer

	Transaction ID	8	**Recorder Doc Number**	99-1346215	**Partial Interest Transferred**	
	Transfer Date	05/03/1999	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Intra-family Transfer or Dissolution	**Multiple APNs on Deed**	
	Recorder Book/Page		**Recording Date**	07/21/1999	**Property Use**	
	Buyer 1	BONNER, RICHARD	**Buyer 1 Entity**	Trustee or Conservator	**Buyer Vesting**	Trust
	Buyer 2	RICHARD BONNER 1998 TRUST	**Buyer 2 Entity**	Company or Corporation	**Buyer Mailing Address**	1235 RAINBOW CREST RD, FALLBROOK, CA 92028-8864
	Seller 1	ESTHER G BONNER TRUST	**Seller 1 Entity**	Seller is owner on current Assessment File	**Seller Mailing Address**	1235 RAINBOW CREST RD, FALLBROOK, CA 92028-8864
	Seller 2	BONNER, RICHARD	**Seller 2 Entity**	Trustee or Conservator	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref		**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract	WESTGATE ACRES LOT 53 AND LOT COM AT MOST E COR OF LOT 54 TH S 76 43' W 0.33 FT TH NW TO NW LINE OF/ / /			**Title Company Name**	

ICE TitlePro247

Aerial Map Report

Subject Property Location

Report Date: 02/16/2026
Order ID: R209623347

Property Address	11991 SAN VICENTE BLVD		
City, State & Zip	LOS ANGELES, CA 90049-5003		
County	LOS ANGELES COUNTY	**Property Use**	Residential - Vacant Land
Mailing Address	PO BOX 55007, LOS ANGELES, CA 90055-2007	**Parcel Number**	4404-025-010
Owner Name	11991 SAN VICENTE LLC		



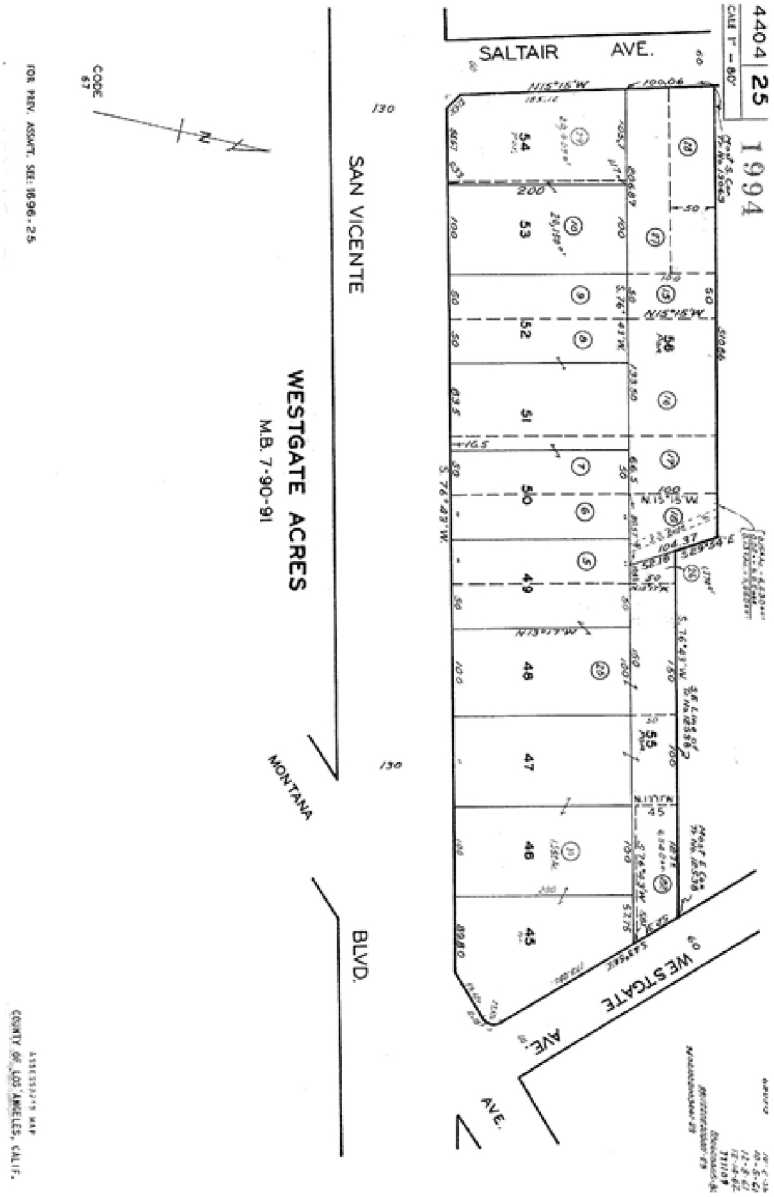
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Subject Property Location

Report Date: 02/16/2026
Order ID: R209623338

Property Address	11991 SAN VICENTE BLVD		
City, State & Zip	LOS ANGELES, CA 90049-5003		
County	LOS ANGELES COUNTY	**Parcel Number**	4404-025-010



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Channel Law Group, LLP

February 17, 2026

Appellant's Comments and Objections to ENV-2019-6645-EIR (SCH #2020-110210), 11973 San Vincente Boulevard Project EIR, Council File: 25-1518 ("Project")

EXHIBIT I



Lawyers Title®

7530 N. Glenoaks Blvd.
Burbank, CA 91504
Phone: 818-767-2000

Date:	**02/16/2026**
Property:	**11901 SALTAIR TER, LOS ANGELES, CA 90049-4137**
APN:	**4404-026-008**
County:	**LOS ANGELES**



Subject Property Location

Report Date: 02/16/2026
Order ID: R209623311

Property Address	11901 SALTAIR TER		
City, State & Zip	LOS ANGELES, CA 90049-4137		
County	LOS ANGELES COUNTY	**Property Use**	Single Family Residential
Mailing Address	PO BOX 55007, LOS ANGELES, CA 90055-2007	**Parcel Number**	4404-026-008
Census Tract	2640.00	**Latitude**	34.053495
Thomas Bros Pg-Grid	631-4G	**Longitude**	-118.471885

Legal Description Details Lot Number: 8 Tract No: 13063 Brief Description: TRACT # 13063 LOT 8

Current Ownership Information *Source of Ownership data: Assessment Data*

Primary Owner Name(s)	11991 SAN VICENTE LLC
Vesting	Company

Latest Full Sale Information

Details beyond coverage limitations

Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms		**Year Built**		**Living Area (SF)**	0
	Bathrooms/Partial		**Garage Type/Parking Spaces**		**Price ($/SF)**	
	Total Rooms		**Stories/Floors**		**Lot Size (SF/AC)**	12,319/.28
	Construction Type		**Units**		**Fireplace**	
	Exterior Walls		**Buildings**		**Pool**	
	Roof Material/Type		**Basement Type/Area**		**Heat Type**	
	Foundation Type		**Style**		**A/C**	
	Property Type	Residential	**View**		**Elevator**	
	Land Use	Single Family Residential			**Zoning**	LARS

Assessment & Taxes

	Assessment Year	2025	**Tax Year**	2025	**Tax Exemption**	
	Total Assessed Value	$3,030,083	**Tax Amount**	$36,098.65	**Tax Rate Area**	0-067
	Land Value	$3,030,083	**Tax Account ID**			
	Improvement Value		**Tax Status**	No Delinquency Found		
	Improvement Ratio		**Delinquent Tax Year**			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Loan Officer Insights

No details available



Subject Property Location

Report Date: 02/16/2026
Order ID: R209623312

Property Address	11901 SALTAIR TER		
City, State & Zip	LOS ANGELES, CA 90049-4137		
County	LOS ANGELES COUNTY	**Property Use**	Single Family Residential
Mailing Address	PO BOX 55007, LOS ANGELES, CA 90055-2007	**Parcel Number**	4404-026-008

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	04/27/2017	Deed	Quit Claim Deed (non-arm's length)		17-0467330	11991 SAN VICENTE LLC	MUNGER, CHARLES T; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; THE NBACTMC II PARTNERSHIP
2	11/05/2010	Deed	Quit Claim Deed (non-arm's length)		10-1597221	THE NBACTMC II PARTNERSHIP	BORTHWICK, WILLIAM H; MUNGER, WENDY; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; MUNGER JR, CHARLES T
3	10/29/2010	Deed	Intra-family Transfer or Dissolution		10-1557564	MUNGER, CHARLES T; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; MUNGER JR, CHARLES T; MUNGER, WENDY; BORTHWICK, WILLIAM H	MUNGER, CHARLES T; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS
4	10/29/2010	Deed	Affidavit of Death of Trustee/Successor Trustee		10-1557563	MUNGER, CHARLES T	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; MUNGER, NANCY B
5	06/17/2009	Deed	Intra-family Transfer or Dissolution		09-0908406	MUNGER, CHARLES T; MUNGER, NANCY B	MUNGER, CHARLES T; MUNGER, NANCY B; MUNGER, NANCY BARRY
6	08/08/2006	Deed	Grant Deed		06-1753461	MUNGER, CHARLES T; MUNGER, NANCY B	SIMMONS, MICHAEL SCOTT; THE E & D SIMMONS TRUST

Transaction History Legend

Transfer | Mortgage | Mortgage Assignment
Foreclosure Activity | Mortgage Release

Transaction Details

Transfer

	Transaction ID	1	**Recorder Doc Number**	17-0467330	**Partial Interest Transferred**	50
	Transfer Date	04/20/2017	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Quit Claim Deed (non-arm's length)	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	04/27/2017	**Property Use**	
	Buyer 1	11991 SAN VICENTE LLC	**Buyer 1 Entity**	Limited Liability Company	**Buyer Vesting**	
	Buyer 2		**Buyer 2 Entity**		**Buyer Mailing Address**	
	Seller 1	MUNGER, CHARLES T	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS	**Seller 2 Entity**	Revocable Trust	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transaction Details (cont.) (2)

Transfer

	Transaction ID	2	**Recorder Doc Number**	10-1597221	**Partial Interest Transferred**	
	Transfer Date	11/03/2010	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Quit Claim Deed (non-arm's length)	**Multiple APNs on Deed**	
	Recorder Book/Page		**Recording Date**	11/05/2010	**Property Use**	
	Buyer 1	THE NBACTMC II PARTNERSHIP	**Buyer 1 Entity**	Partnership	**Buyer Vesting**	
	Buyer 2		**Buyer 2 Entity**		**Buyer Mailing Address**	
	Seller 1	BORTHWICK, WILLIAM H	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER, WENDY	**Seller 2 Entity**	Trustee or Conservator	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB287 PG34	**Legal Subdivision**		**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract		/ / / 13063		**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	3	**Recorder Doc Number**	10-1557564	**Partial Interest Transferred**	
	Transfer Date	10/27/2010	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Intra-family Transfer or Dissolution	**Multiple APNs on Deed**	
	Recorder Book/Page		**Recording Date**	10/29/2010	**Property Use**	
	Buyer 1	MUNGER, CHARLES T	**Buyer 1 Entity**	Trustee or Conservator	**Buyer Vesting**	Tenants in Common
	Buyer 2	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS	**Buyer 2 Entity**	Revocable Trust	**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	MUNGER, CHARLES T	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS	**Seller 2 Entity**	Revocable Trust	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB287 PG34	**Legal Subdivision**		**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract		/ / / 13063		**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	4	**Recorder Doc Number**	10-1557563	**Partial Interest Transferred**	
	Transfer Date	10/27/2010	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Affidavit of Death of Trustee/Successor Trustee	**Multiple APNs on Deed**	
	Recorder Book/Page		**Recording Date**	10/29/2010	**Property Use**	
	Buyer 1	MUNGER, CHARLES T	**Buyer 1 Entity**	Successor Trustee	**Buyer Vesting**	
	Buyer 2		**Buyer 2 Entity**		**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS	**Seller 1 Entity**	Revocable Trust	**Seller Mailing Address**	
	Seller 2	MUNGER, NANCY B	**Seller 2 Entity**	Deceased	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB287 PG34	**Legal Subdivision**		**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract		/ / / 13063		**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	5	**Recorder Doc Number**	09-0908406	**Partial Interest Transferred**	
	Transfer Date	06/15/2009	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Intra-family Transfer or Dissolution	**Multiple APNs on Deed**	
	Recorder Book/Page		**Recording Date**	06/17/2009	**Property Use**	
	Buyer 1	MUNGER, CHARLES T	**Buyer 1 Entity**	Trustee or Conservator	**Buyer Vesting**	Revocable Trust
	Buyer 2	MUNGER, NANCY B	**Buyer 2 Entity**	Trustee or Conservator	**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	MUNGER, CHARLES T	**Seller 1 Entity**	Husband and Wife	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER, NANCY B	**Seller 2 Entity**	Husband and Wife	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB287 PG34	**Legal Subdivision**		**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract		/ / / 13063		**Title Company Name**	NONE AVAILABLE

Transaction Details (cont.) (3)

Transfer

	Transaction ID	6	**Recorder Doc Number**	06-1753461	**Partial Interest Transferred**	
	Sale Date	07/27/2006	**Document Type**	Deed	**Type of Transaction**	Arms-Length Transfer
	Sale Price		**Document Description**	Grant Deed	**Multiple APNs on Deed**	
	Recorder Book/Page		**Recording Date**	08/08/2006	**Property Use**	
	Buyer 1	MUNGER, CHARLES T	**Buyer 1 Entity**	Husband and Wife	**Buyer Vesting**	Community Property (Marital Community)
	Buyer 2	MUNGER, NANCY B	**Buyer 2 Entity**	Husband and Wife	**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	SIMMONS, MICHAEL SCOTT	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	
	Seller 2	THE E & D SIMMONS TRUST	**Seller 2 Entity**	Minor, Ward or Client (Represented by Trustee)	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB287 PG34	**Legal Subdivision**		**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract		/ / / 13063		**Title Company Name**	EQUITY TITLE COMPANY

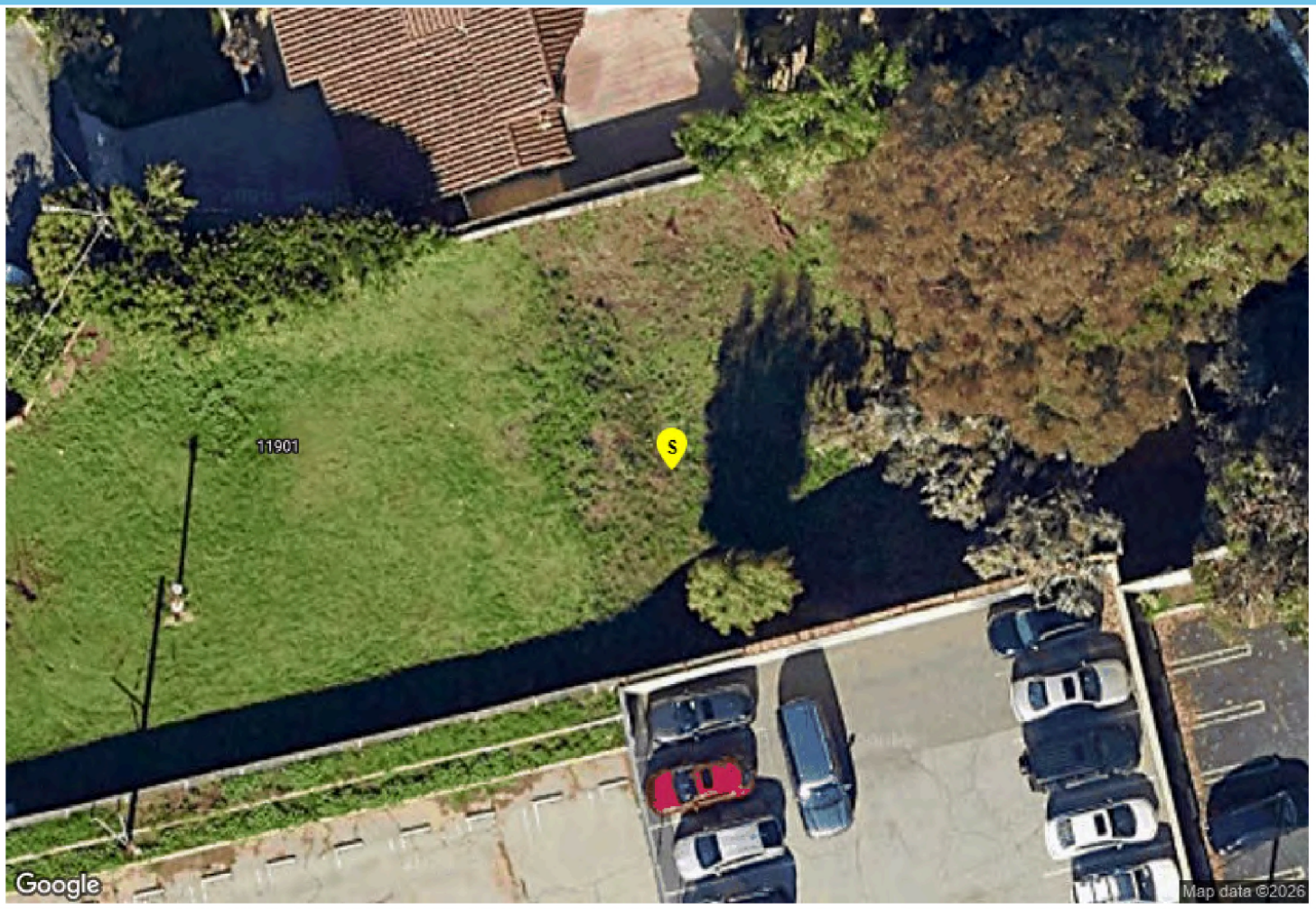
ICE TitlePro247

Aerial Map Report

Subject Property Location

Report Date: 02/16/2026
Order ID: R209623313

Property Address	11901 SALTAIR TER		
City, State & Zip	LOS ANGELES, CA 90049-4137		
County	LOS ANGELES COUNTY	**Property Use**	Single Family Residential
Mailing Address	PO BOX 55007, LOS ANGELES, CA 90055-2007	**Parcel Number**	4404-026-008
Owner Name	11991 SAN VICENTE LLC		



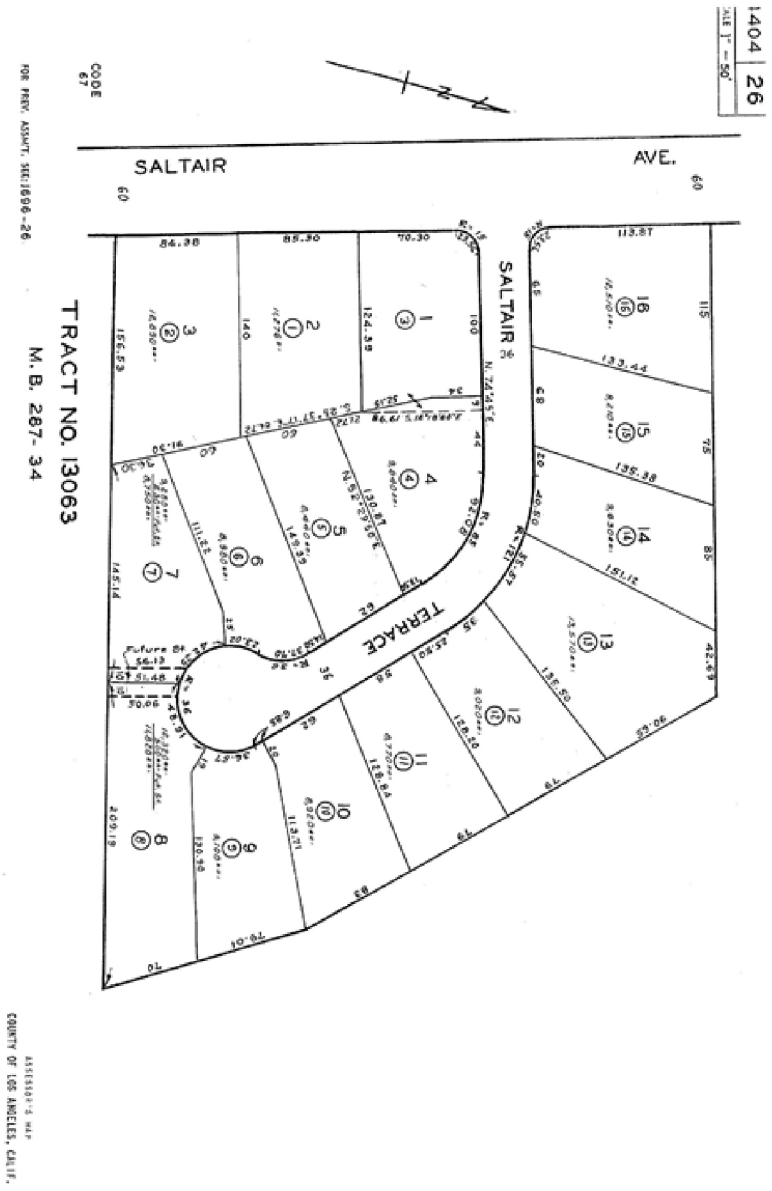
S Subject



Subject Property Location

Report Date: 02/16/2026
Order ID: R209623315

Property Address	11901 SALTAIR TER		
City, State & Zip	LOS ANGELES, CA 90049-4137		
County	LOS ANGELES COUNTY	**Parcel Number**	4404-026-008



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February 17, 2026

Appellant's Comments and Objections to ENV-2019-6645-EIR (SCH #2020-110210), 11973 San Vincente Boulevard Project EIR, Council File: 25-1518 ("Project")

EXHIBIT J



Subject Property Location

Report Date: 02/16/2026
Order ID: R209623295

Property Address	644 S SALTAIR AVE		
City, State & Zip	LOS ANGELES, CA 90049-4138		
County	LOS ANGELES COUNTY	**Property Use**	Single Family Residential
Mailing Address	PO BOX 55007, LOS ANGELES, CA 90055-2007	**Parcel Number**	4404-025-027
Census Tract	2640.00	**Latitude**	34.053022
Thomas Bros Pg-Grid		**Longitude**	-118.472762

Legal Description Details Lot Number: 56 Subdivision Name: WESTGATE ACRES Tract No: 13063 Brief Description: WESTGATE ACRES LOT COM AT SW COR OF LOT 56 TH N 15 15' W TO A LINE PARALLEL WITHAND DIST SE AT R/A 50 FT FROM SE LINE OFTRACT

Current Ownership Information *Source of Ownership data: Assessment Data*

Primary Owner Name(s)	11991 SAN VICENTE LLC
Vesting	Company

Latest Full Sale Information

Details beyond coverage limitations

Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms	3	**Year Built**	1956	**Living Area (SF)**	3,036
	Bathrooms/Partial	3	**Garage Type/Parking Spaces**		**Price ($/SF)**	
	Total Rooms		**Stories/Floors**		**Lot Size (SF/AC)**	10,387/.24
	Construction Type		**Units**		**Fireplace**	
	Exterior Walls		**Buildings**		**Pool**	Pool (yes) - P
	Roof Material/Type		**Basement Type/Area**		**Heat Type**	Central
	Foundation Type		**Style**		**A/C**	Central
	Property Type	Residential	**View**		**Elevator**	
	Land Use	Single Family Residential			**Zoning**	LARS

Assessment & Taxes

	Assessment Year	2025	**Tax Year**	2025	**Tax Exemption**	
	Total Assessed Value	$1,660,872	**Tax Amount**	$19,848.96	**Tax Rate Area**	0-067
	Land Value	$1,630,624	**Tax Account ID**			
	Improvement Value	$30,248	**Tax Status**	No Delinquency Found		
	Improvement Ratio	1.82%	**Delinquent Tax Year**			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money

No details available

Loan Officer Insights

No details available



Subject Property Location

Report Date: 02/16/2026
Order ID: R209623298

Property Address	644 S SALTAIR AVE		
City, State & Zip	LOS ANGELES, CA 90049-4138		
County	LOS ANGELES COUNTY	**Property Use**	Single Family Residential
Mailing Address	PO BOX 55007, LOS ANGELES, CA 90055-2007	**Parcel Number**	4404-025-027

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	04/27/2017	Deed	Quit Claim Deed (non-arm's length)		17-0467330	11991 SAN VICENTE LLC	MUNGER, CHARLES T; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; THE NBACTMC II PARTNERSHIP
2	11/05/2010	Deed	Quit Claim Deed (non-arm's length)		10-1597223	THE NBACTMC II PARTNERSHIP	BORTHWICK, WILLIAM H; MUNGER, WENDY; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; MUNGER JR, CHARLES T
3	10/29/2010	Deed	Intra-family Transfer or Dissolution		10-1557568	MUNGER, CHARLES T; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; MUNGER JR, CHARLES T; MUNGER, WENDY; BORTHWICK, WILLIAM H	MUNGER, CHARLES T; MUNGER COMMUNITY PROPERTY REVOCABLE TRUS
4	10/29/2010	Deed	Affidavit of Death of Trustee/Successor Trustee		10-1557567	MUNGER, CHARLES T	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS; MUNGER, NANCY B
5	06/17/2009	Deed	Intra-family Transfer or Dissolution		09-0908407	MUNGER, CHARLES T; MUNGER, NANCY B	MUNGER, CHARLES T; MUNGER, NANCY B; MUNGER, NANCY BARRY

Transaction History Legend

Transfer | Mortgage | Mortgage Assignment
Foreclosure Activity | Mortgage Release

Transaction Details

Transfer

	Transaction ID	1	**Recorder Doc Number**	17-0467330	**Partial Interest Transferred**	50
	Transfer Date	04/20/2017	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Quit Claim Deed (non-arm's length)	**Multiple APNs on Deed**	4
	Recorder Book/Page		**Recording Date**	04/27/2017	**Property Use**	
	Buyer 1	11991 SAN VICENTE LLC	**Buyer 1 Entity**	Limited Liability Company	**Buyer Vesting**	
	Buyer 2		**Buyer 2 Entity**		**Buyer Mailing Address**	
	Seller 1	MUNGER, CHARLES T	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS	**Seller 2 Entity**	Revocable Trust	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transaction Details (cont.) (2)

Transfer

	Transaction ID	2	**Recorder Doc Number**	10-1597223	**Partial Interest Transferred**	
	Transfer Date	11/03/2010	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Quit Claim Deed (non-arm's length)	**Multiple APNs on Deed**	2
	Recorder Book/Page		**Recording Date**	11/05/2010	**Property Use**	
	Buyer 1	THE NBACTMC II PARTNERSHIP	**Buyer 1 Entity**	Partnership	**Buyer Vesting**	
	Buyer 2		**Buyer 2 Entity**		**Buyer Mailing Address**	
	Seller 1	BORTHWICK, WILLIAM H	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER, WENDY	**Seller 2 Entity**	Trustee or Conservator	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	3	**Recorder Doc Number**	10-1557568	**Partial Interest Transferred**	
	Transfer Date	10/27/2010	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Intra-family Transfer or Dissolution	**Multiple APNs on Deed**	2
	Recorder Book/Page		**Recording Date**	10/29/2010	**Property Use**	
	Buyer 1	MUNGER, CHARLES T	**Buyer 1 Entity**	Trustee or Conservator	**Buyer Vesting**	Tenants in Common
	Buyer 2	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS	**Buyer 2 Entity**	Revocable Trust	**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	MUNGER, CHARLES T	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS	**Seller 2 Entity**	Revocable Trust	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	4	**Recorder Doc Number**	10-1557567	**Partial Interest Transferred**	
	Transfer Date	10/27/2010	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Affidavit of Death of Trustee/Successor Trustee	**Multiple APNs on Deed**	2
	Recorder Book/Page		**Recording Date**	10/29/2010	**Property Use**	
	Buyer 1	MUNGER, CHARLES T	**Buyer 1 Entity**	Successor Trustee	**Buyer Vesting**	
	Buyer 2		**Buyer 2 Entity**		**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	MUNGER COMMUNITY PROPERTY REVOCABLE TRUS	**Seller 1 Entity**	Revocable Trust	**Seller Mailing Address**	
	Seller 2	MUNGER, NANCY B	**Seller 2 Entity**	Deceased	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transfer

	Transaction ID	5	**Recorder Doc Number**	09-0908407	**Partial Interest Transferred**	
	Transfer Date	06/15/2009	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Intra-family Transfer or Dissolution	**Multiple APNs on Deed**	2
	Recorder Book/Page		**Recording Date**	06/17/2009	**Property Use**	
	Buyer 1	MUNGER, CHARLES T	**Buyer 1 Entity**	Trustee or Conservator	**Buyer Vesting**	Revocable Trust
	Buyer 2	MUNGER, NANCY B	**Buyer 2 Entity**	Trustee or Conservator	**Buyer Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 1	MUNGER, CHARLES T	**Seller 1 Entity**	Husband and Wife	**Seller Mailing Address**	PO BOX 55007, LOS ANGELES, CA 90055-2007
	Seller 2	MUNGER, NANCY B	**Seller 2 Entity**	Husband and Wife	**Legal City/ Muni/ Township**	LOS ANGELES
	Legal Recorder's Map Ref	MB7 PG90&91	**Legal Subdivision**	WESTGATE ACRES	**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

ICE TitlePro247

Aerial Map Report

Subject Property Location

Report Date: 02/16/2026
Order ID: R209623299

Property Address	644 S SALTAIR AVE		
City, State & Zip	LOS ANGELES, CA 90049-4138		
County	LOS ANGELES COUNTY	**Property Use**	Single Family Residential
Mailing Address	PO BOX 55007, LOS ANGELES, CA 90055-2007	**Parcel Number**	4404-025-027
Owner Name	11991 SAN VICENTE LLC		



S Subject

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February 17, 2026

Appellant's Comments and Objections to ENV-2019-6645-EIR (SCH #2020-110210), 11973 San Vincente Boulevard Project EIR, Council File: 25-1518 ("Project")

EXHIBIT K

DECLARATION OF FRANCES OFFENHAUSER

1. I, Frances Offenhauser, declare and state as follows:

2. I am over the age of 18 and have personal knowledge of the facts stated herein except for those stated on information and belief. As to those matters stated on information and belief, I have a good faith basis for my belief and the information provided to me upon which to base my belief is reasonable.

3. This declaration is made in support of the California Environmental Quality Act ("CEQA") Appeal filed by Angelenos for Historic Preservation regarding the demolition of the Barry Building at 11973 San Vicente Boulevard.

PROFESSIONAL QUALIFICATIONS

4. I live in and am a licensed architect in the State of California.

5. My architectural education was in the Masters of Architecture program at MIT. I have practiced as a licensed Architect in the State of California (License # C 11186) for over 45 years, and as principal of my architecture firm for 38 years. During this time, I prepared plans for residential and commercial developments, administered buildings under construction, and worked extensively on construction projects in multiple cities, including those that require street widening in the City of Los Angeles.

6. Regarding historic preservation, I have directed preservation projects for many of Southern California's most important landmarks, including Los Angeles' Union Station; the Olympic Swim Stadium; the California Museum of Science and Industry façade reconstruction; the Beverly Hills Waterworks (Margaret Herrick Library), the Mutual Don Lee Studios (Pickford Center for Motion Picture Study); the Armory in Exposition Park; and Glendale's Brand Library. I advised the State of California for its Seismic Bond Act program, directing structural engineers in innovative approaches to seismic retrofit in multiple State-owned buildings including the Santa Barbara Armory; the Mt. Whitney Fish Hatchery; the former Hotel Norconian, and others. At Catlett Construction I worked with the 50-man construction crew for seismic retrofits and rehabilitations of multiple large National Register properties, including the Culver Hotel, the Hollywood Tower; the Ojai Apartments, as well as multiple

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Queen Anne home adaptive reuse and retrofit projects in North University Park. Most of this preservation work is in major historic buildings, but my experience with smaller wood framed buildings like the Barry Building is also extensive both as an architect and developer—over 100 similar projects, all of which included seismic engineering.

BACKGROUND ON ALTERNATIVES AND OWNERSHIP

7. I have reviewed the Project Description (Section II) and Alternatives (Section V) sections of the Draft Environmental Impact Report ("DEIR").

8. The Project Site analyzed in the Environmental Impact Report ("EIR") is an approximately 26,586 square-foot site located at 11973-11975 San Vicente Boulevard (APN 4404-025-008). Figure II-2 of the EIR is an aerial photograph outlining the Project Site. A portion of Figure II-2, enlarged for clarity, is reproduced below:



9. The Project analyzed in the EIR is the demolition of the Barry Building resulting in a vacant lot.

10. The EIR considers four alternatives. **Alternative 1** is the No Project Alternative, in which the building is retrofitted to comply with the Soft Story Ordinance but no other work is

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completed. **Alternative 2** is the Preservation Alternative, in which the building is fully renovated to be re-occupied. **Alternative 3** is the Partial Preservation Alternative which preserves the south wing, west wing, east wing and south façade of the north wing while constructing a new office building on the north portion of the site. **Alternative 4** is the Relocation Alternative, in which the Barry Building is relocated to a different site.

BACKGROUND ON OWNERSHIP

11. According to the EIR, the Applicant for the Project is 11973 San Vicente, LLC.

12. Based on information and belief, the following adjacent parcels are also owned by 11973 San Vicente, LLC:

TABLE 1:
PARCELS OWNED BY 11973 SAN VICENTE, LLC

APN	Lot Size	Zone	Description
4404-025-008	26,586.3 s.f.	C4-1VL	Project Site
4404-025-009	9,986.2 s.f.	C4-1VL	Adjacent parcel to west (vacant)
4404-025-015	5,002.6 s.f.	P-1VL-O	Adjacent parcel to west north (parking)
4404-025-016	13,233.8 s.f.	P-1VL-O	Adjacent parcel to north (parking)
Total	54,808.90 s.f.		

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13. The parcels owned by 11973 San Vicente, LLC are outlined below using the City's Zoning Information and Map Access System ("ZIMAS"):



14. Based on information and belief, the following parcels are owned by 11991 San Vicente, LLC:

TABLE 2:
PARCELS OWNED BY 11991 SAN VICENTE, LLC

APN	Lot Size	Zone	Description
4404-025-010	19,972.8 s.f.	C4-1VL	Site to west
4404-025-027	10,387.1 s.f.	RS-1-O	Parcel to northwest (vacant)
4404-025-028	10,486.1 s.f.	RS-1-O	Parcel to northwest (vacant)
4404-026-008	12,316.6 s.f.	RS-1-O	Parcel to north (vacant)
Total	53,162.6 s.f.		

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15. The parcels owned by 11991 San Vicente, LLC are outlined below using the City's Zoning Information and Map Access System ("ZIMAS"):



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FRAMEWORK FOR ANALYZING PRESERVATION FEASIBILITY

16. The EIR's alternatives analysis reflects a fundamental misunderstanding of the process of identifying options to preserve an historic resource

17. Preservation options for historic buildings vary widely. Most preferred is any scenario which will prevent demolition. At the very least, this may entail "stabilization", which in the case of the Barry Building is the current status—"mothballing" while the building is fenced and secured as required by City ordinances. A more preferred outcome is "rehabilitation" which is a guided form of restoration and change, keeping a building as-is or giving it extended useful life. This can take many and varied forms—including minimal repairs; reuse for the original use; or "adaptive re-use" introducing a new use such as a single tenant boutique office building for a media business or an innovative use. If there is additional site area, compatible additions are often desirable, as long as they don't overwhelm the landmark itself. These alternatives were covered as Alternatives in the EIR. But they were inaccurately

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discarded as economically infeasible, based on improper assumptions made by the cost estimates which triggered the "infeasibility".

18. For the Barry Building there is a further option. The EIR identifies the Project Site as the parcel on which the Barry Building is located, which has a parking lot to the north. The EIR, and separate economic studies in the administrative record, looked at only the immediate site of the Barry Building when considering Alternatives.

19. However, adjacent sites are owned by the same LLC or by an LLC with related ownership and could capture value from the Barry Building land while keeping the building; this would then more completely reflect "economic feasibility". Appraisals of building value were conducted without considering parking value and without considering value of development rights which can very simply accrue to the adjacent commercially zoned property with no needed City discretionary actions.

20. Because the Barry Building is a relatively modest-sized office building located on an expansive site assembled by the developer, capturing the unrecognized land value and development rights from the larger site can be great relative to the costs of preservation.

21. I have analyzed the costs in Hill International Cost Estimates and in Appraisals referenced by LADBS in their Letter of Determination, and have documented extreme overstatement of costs and mark-ups led to a conclusion of "economic infeasibility."

22. Independent of these errors, however, the EIR failed to consider the alternative of capturing the land value and development rights because adjacent parcels are under common ownership. A good-faith investigation of the economic feasibility of preservation necessarily requires consideration of the value capture of the land consistent with the historic integrity of the Barry Building.

23. The applicant (11973 San Vicente, LLC) owns 36,572 square feet of property zoned C4-1VL which permits 54,858 square feet of floor area (at the permitted 1.5:1 Floor Area Ratio). The same LLC owns 18,236 square feet of property to be used for parking, in addition to existing surface parking behind the Barry Building. These sites have highly valuable

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development rights that, if realized, would financially support preservation of the Barry Building.

24. The related LLC (11991 San Vicente, LLC) owns sites that could accommodate two single-family dwellings in the highly desirable Brentwood neighborhood. These sites could be developed or readily sold as raw land for an immediate profit to financially support preservation of the Barry Building. The same LLC also owns 19,972 square-feet of commercially-zoned property west of the Project Site that would allow an additional 29,958 square feet of floor area (at the permitted 1.5:1 Floor Area Ratio).

25. The property owned by both LLCs together is permitted nearly 75,000 square feet floor area in addition to two single-family dwellings.

26. I believe the EIR's failure to consider alternatives utilizing the development rights from the Barry Building land as a component of value is manifestly unreasonable. In my opinion, no developer who intends, in good faith, to determine whether it is feasible to preserve an historic resource would determine that preservation is economically infeasible without considering interconnection of their development plan between the particular lots it has assembled and cleared, ostensibly for new development. This conclusion is both intuitive and consistent with my decades of professional experience. Many preservation projects utilize a larger land parcel for additions, while some preservation projects even get added value by infilling within and existing building envelope. In this case the nature and boutique attractiveness of the Barry Building and the availability of commercially zoned land next door in a commercial streetscape would likely prompt a developer to build an adjacent building with a slight separation that captures the value of unused development rights on the Barry Building parcel.

27. The EIR's failure to consider the significant value the Barry Building's underlying land is such a glaring omission that I conclude the alternatives were designed to fail. Specifically, the decision to have Alternative 3 consider only limited potential development behind the Barry Building, but not to the west, based only on the development rights that single

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parcel, does not reflect a good-faith effort to identify an alternative that would feasibly preserve the Barry Building.

28. To conclude, the range of alternatives analyzed in the EIR is so incomplete that it does not allow for informed discussion of the heart of this appeal: whether there are practical, economically feasible options to preserve the Barry Building.

I declare under penalty of perjury the foregoing is true and accurate of my personal knowledge. This declaration was executed on February 16, 2026, in Los Angeles, California.

FRANCES OFFENHAUSER

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February 17, 2026

Appellant's Comments and Objections to ENV-2019-6645-EIR (SCH #2020-110210), 11973 San Vincente Boulevard Project EIR, Council File: 25-1518 ("Project")

EXHIBIT L

February 16, 2026

Angelenos for Historic Preservation
C/O Jamie Hall, Channel Law Group, LLP
Email: jamie.hall@channellawgroup.com
Channel Law Group, LLP
8383 Wilshire Blvd., Suite 750
Beverly Hills, CA 90211

Reference: **STRUCTURAL EVALUATION**
BARRY BUILDING, 11973 SAN VICENTE BLVD, LOS ANGELES, CA 90049
[S.F. PROJECT #26009]

Dear Mr. Hall:

We are very pleased to present this preliminary report regarding a structural evaluation of the Barry Building located at 11973 San Vicente Boulevard in the Brentwood neighborhood. You have requested that Structural Focus review the relevant information provided and offer an opinion about the recommendations by others. David Cocke, S.E. is the principal in charge of the Structural Focus efforts.

David Cocke Biographical Summary

David has been practicing structural engineering in California since 1981 and obtained his California Structural Engineering License in 1987. David is an acknowledged expert in the seismic evaluation of existing and historical buildings. He has served in a multitude of leadership positions in the structural engineering and preservation community, including his appointment by the Structural Engineers Association of California in 2009 as the Alternate Member of the California Historical Building Safety Board, and this year was appointed as the voting Member of the Board. David was also invited by Mayor Garcetti to serve on his Technical Task Force in 2014 to write the City of Los Angeles mandatory seismic retrofit ordinances for older concrete buildings and soft-story buildings which is very relative to this matter. David's complete Statement of Qualifications is included in the attached Appendix.

Introduction

The Barry Building was completed in 1951 and was designed by local architect Milton Caughey for owner David Barry. The building is 2-stories and 13,500 square feet and is rectangular in plan with an open center courtyard. We also understand that it is subject to the Los Angeles *Mandatory Earthquake Hazard Reduction in Wood-Frame Buildings with Soft, Weak or Open-Front Walls.*

We understand that the current owners of the building have requested a demolition permit of the building in order to comply with the soft-story ordinance with no replacement project. In June 2025, LADBS certified the Final Environmental Impact Report (FEIR) and adopted a Statement of Overriding Consideration (SOC), which allows for demolition of the designated Historic-Cultural Monument (HCM). That decision was appealed by neighborhood advocates *Angelenos for Historic*

Preservation. You have requested that we provide our opinion regarding the previously completed structural evaluation of the building by others and the associated cost estimates that have been provided by the owner's consultants. For this report, we have made assumptions based on the available information. It should be noted that we were not provided the original construction documents for our use during our efforts.

As part of our efforts to date, we have reviewed several relevant documents that have been provided:

- Letter from Englekirk Structural Engineers regarding Two Phases of Structural Work Required by Barry Building dated June 1, 2021 (Appendix H-2)
- Letter from Englekirk Structural Engineers clarifying Application of Soft Story Ordinance to Barry Building Wings dated June 3, 2022 (Appendix H-3)
- Barry Building Renovations Opinion of Probable Retrofit Cost by Hill International dated November 2, 2022
- Barry Building Renovations Opinion of Probable Retrofit Cost Revised by Hill International dated November 6, 2024
- Observation Letter from Alpha Structural dated November 15, 2025
- Barry Building Opponent Expert's Report review by WSP dated January 14, 2026

Based on our review of these documents, we have several comments that we believe will provide clarification regarding this matter.

Comment 1: Intent of the Ordinance

The owner's team has made statements regarding the economic infeasibility of the seismic retrofit of the Barry Building that we feel are predicated on a fundamental misconception and some miscommunications regarding the intent and requirements of the Los Angeles Soft Story Ordinance. When considering seismic retrofit options, a structural engineer needs to tailor the solution to meet the situation and offer recommendations to the owner to make an informed decision. In this case, a solution is required to address the one section of the building with the soft-story condition. There are of course other recommendations for further work, and that expanded scope is the basis for Hill International's cost estimate.

Fundamentally, the largest discrepancy during cost estimation stems from the deviation from the the fact that any work other than that which explicitly mitigates soft story deficient wall lines is entirely voluntary. We have provided sections from the relevant documents below and emphasized some key points in **bold:**

LA Soft Story Ordinance (Page 6)
"The lateral load-path analysis shall include the resisting elements and connections from the wood diaphragm immediately above any soft, weak or open wall lines to the foundation. ***Stories above the weak wall line shall be considered in the analysis but need not be modified."***

SEAOSC Design Guide (Page 9)
"The intent of the Ordinance is to reduce the risk (not necessarily eliminate) of soft, weak, or open-front (SWOF) exterior wall lines that exist on many wood framed multi-family residential buildings for which the permit for construction was applied for before January 1, 1978… The objective of the ordinance is to provide a ***minimum*** *standard of strength to a deficient wall line.*

Consequently, a wall line retrofitted according to the stipulations of the ordinance, may still be soft or weak after it is retrofitted."

SEAOSC Design Guide (Page 10)
"The Ordinance is not meant to address a full weak story or soft story deficiency. The purpose of the Ordinance is strictly to mitigate wall line deficiencies which may lead to or aggravate a weak or soft story deficiency. Determining whether a soft or weak story exists in the building before or after the retrofit is not within the scope of the Ordinance."

SEAOSC Design Guide (Page 12)
*"During the survey of existing conditions or analysis of the structure beyond the SWOF line, other structural deficiencies **will likely be found**. These are a product of the design and construction standards of the time and **lie outside the scope of the Ordinance**… It is important to remember that any work beyond the exterior SWOF wall line will be conducted as a **voluntary** measure to further increase the seismic performance of the building."*

Comment 2: Chosen Scope of Work

Once the intent of the Ordinance is understood, it is clear that the only mandatory strengthening exists at the open front on the first story of the "south wing". Any work beyond that which explicitly mitigates the retrofit of the soft story is entirely voluntary and solely the recommendation of the hired design professional, not a requirement of the Ordinance - a consideration that has been overlooked in cost estimation by Hill International. Englekirk also confirms that any work beyond the Ordinance is voluntary:

Letter from Englekirk Structural Engineers clarifying Application of Soft Story Ordinance to Barry Building Wings dated June 3, 2022 (Appendix H-3)
*"We have prepared a report letter dated May 26, 2021 that developed a **recommended** structural retrofit to meet the Los Angeles City Soft Story Ordinance (Ordinance No. 183893). This recommended structural retrofit only addresses the structural deficiencies in the south wing. This ordinance is limited to this building portion as there is no ascertainable lateral system (commonly referred to as the "soft story') and the second and roof levels are supported on the ground level isolated steel columns. **The Soft Story Ordinance does not apply to the east, north or west wing structural deficiencies**, which are identified in my May 26 report, because these wings do not have a "soft story". Thus the ordinance does **not mandate** a retrofit for these wings."*

Barry Building Opponent Expert's Report review by WSP dated January 14, 2026

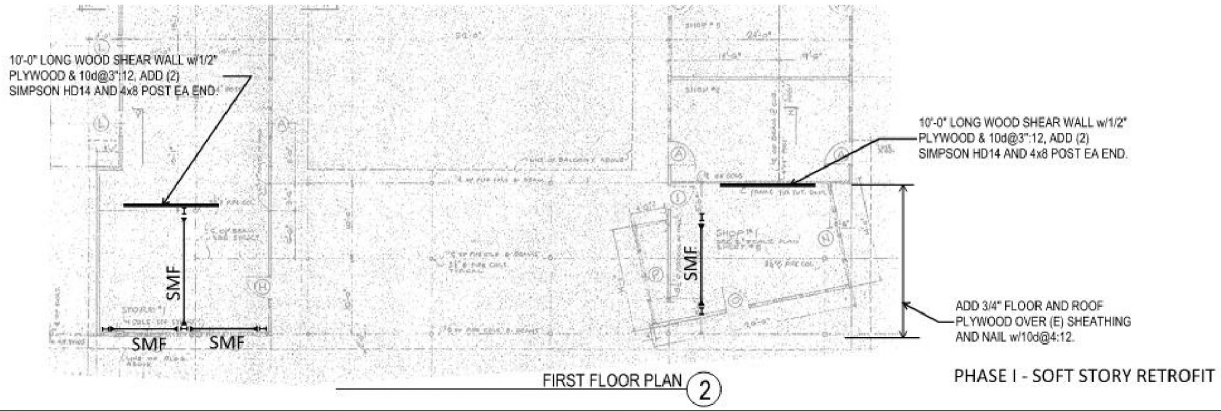
On the front page of the WSP letter, it states that "*The purpose of studies that were done by Russell and proposed retrofit were addressing overall structural deficiencies in the lateral system of the existing structure and **not just Soft-Story retrofit ordinance."*** It should be noted that we do not disagree with the recommendations provided by Englekirk and WSP, but those recommendations of expanded scope should be considered as voluntary, not mandatory. (We should also note that WSP announced the acquisition of Englekirk Structural Engineers in October 2021 and therefore WSP'd opinion should not necessarily be considered as a completely separate and independent opinion.)

Observation Letter from Alpha Structural dated November 15, 2025
"The retrofit would consist of implementing lateral resistant systems consisting of multiple special cantilever column systems (SCCS) with drag and shear transfer systems with concrete grade beams. Columns can be designed for offset or replacement columns. Preliminary design accounts for a total of (6) columns to contain both sides of the southerly wing and approximately (4) columns to contain the easterly plane and shear walls/strong walls will likely be sufficient to contain the northerly plane at the courtyard."

Alpha Structural performed a cost estimation correctly focusing on the intent of the Soft Story Ordinance. The estimated cost from Alpha Structural, which utilizes cantilever column systems designed specifically to only address the soft first story of the south wing, totaled approximately $365,000 in construction cost plus $14,000 in engineering and permits – a much lower cost when compared to any of Hill International's estimates of over $10 million for construction costs alone. It is our professional opinion that the estimate provided by Alpha Structural is likely optimistic, but far more realistic to specifically meet only the mandatory requirements of the Soft Story Ordinance.

We are familiar with Alpha Structural and aware that they have performed over 1,300 soft story retrofit projects to meet the requirements of the mandatory retrofit ordinance. A high level of confidence should be given to the cost estimator that has the most experience and certainly appears that Alpha is more qualified for this particular type of project than Hill International.

Letter from Englekirk Structural Engineers regarding Two Phases of Structural Work Required by Barry Building dated June 1, 2021 (Appendix H-2)
"We have reviewed the Ordinance and have determined that this ordinance will apply to the building south wing as there is no ascertainable lateral system. The wing is supported on isolated steel columns. Therefore, we have developed a seismic retrofit solution that addresses this building portion only."



Please note the Englekirk's proposed Phase 1 Scheme is very similar to the Alpha Structural scheme described above. The Englekirk scheme specifically targets the City of Los Angeles Soft Story Ordinance and features a total of (2) new wood shear walls and (4) bays of steel special moment frames supported by conventional shallow foundations.

Englekirk goes on to say that their proposed Phase 2 scheme (full building ASCE 41-13 Retrofit) "delineates the structural retrofit work that is needed **beyond** the Phase 1 work". Unfortunately, "needed" is not well defined in this context and more accurately should have been

"recommended". Phase 2 is only "needed" by the opinion of this design professional for a full seismic retrofit of the building, and is not "needed" to meet the requirements of the City of Los Angeles Soft Story Ordinance.

Comment 3: Conservatism of Design

Lastly, when determining the strengthening required to meet the retrofit requirements of the Soft Story Ordinance, it is critical to remember that historic buildings do not have to meet the same level of stringent requirements that they would otherwise have to meet.

The California Historic Building Code (CHBC) provides alternative building regulations necessary for the preservation of historic buildings - not full retrofits of historic buildings. Although the Soft Story Ordinance indicates that the base shear should be 75% of the design base shear per ASCE7 (current code forces), the Ordinance overrides this for historical buildings.

LA Soft Story Ordinance (Page 6)
"Qualified historical buildings shall comply with requirements of the California Historical Building Code established under Part 8, Title 24 of the California Code of Regulations." It is important to note that 75% of base shear represents the maximum per the CHBC, not the required design level forces - this is consistent with the idea that the CHBC is intended to preserve, not fully retrofit, historic buildings. The fundamental concept of the CHBC - in pursuit of the preservation of historic buildings - is ensuring the continuity of loads throughout the structure. Therefore, the associated strengthening in compliance with the CHBC, per the Soft Story Ordinance, should focus on load path continuity and design should be limited as required for the preservation of the structure.

California Historic Building Code (Page 47) - Section 8-706 Lateral Load Regulations
Under Exceptions, item 1. "*The forces need not exceed 0.75 times the seismic forces prescribed by the regular code requirements."* Note that that force level is a maximum, not a minimum. And item 3. reads *"For Occupancy Category I or II structures, the seismic base shear need not exceed 0.30W."*

California Historic Building Code (Page 49) - Section 8-706.3 Load Path
"A complete and continuous load path, including connections, from every part or portion of the structure to the ground shall be provided for the required forces. It shall be verified that the structure is adequately tied together to perform as a unit when subjected to earthquake forces." It should also be noted that section

The cost when only considering the Phase 1 retrofit scheme proposed by Englekirk already reduces the Hill estimate by millions of dollars, and it likely could still be considered high due to conservatism of design. It appears that the proposed Phase 1 retrofit scheme was likely designed to meet the full retrofit requirements in accordance with ASCE41 standards since the remainder of their proposed Phase 2 retrofit scheme was explicitly stated to do so.

With this in mind, it is our professional opinion based on our experience with historic buildings that even the Phase 1 scheme proposed by Englekirk could be even further reduced. At a minimum, the strengthening of the second floor which was also included in Phase 1 is not required per the Ordinance.

In addition to the reduction in forces due to the CHBC provisions, there is an argument to be made that the lateral force resisting system at the first floor only needs to meet the maximum loads permitted by the corresponding upper floor by a capacity-based design. It is the opinion of the SEAOSC committee (see the SEAOSC Design Guide) that the design professional can limit the force to a deficient wall line based on the capacity of the respective diaphragm and walls of the second floor. ASCE7 section 12.4.3.1 states that the seismic demands on an element need not exceed the maximum force that can develop in the element as determined by rational analysis. The ordinance states that retrofitting elements in upper floors (above the soft story) is explicitly beyond the scope of the ordinance. Therefore, if the existing diaphragm and walls in the second floor, which explicitly do not have to be modified, are incapable of delivering the full required forces stated by the Ordinance (75% of current code or even less as required by the CHBC), the deficient walls at the first floor need only be designed for the maximum force the second walls can develop by rational analysis.

Comment 4: Estimated Costs

The original structural documents have not been available for our review, so it is very difficult to perform our own seismic evaluation of the building. However, we have reviewed the Englekirk report as well as the Hill International cost estimates. Assuming that the Englekirk evaluation is correct, and focusing on the seismic retrofit work items only, we found on page 11 of the November 6, 2024 document that the seismic cost estimate includes six items: the Roof, the 2nd Story Floor, New 2-story Steel Moment Frame, 2-Story Shear Wall, Strengthen Existing 2-Story Shear Wall and Shear Wall on Int of Ext Wall. Those six items represent the total of the Englekirk recommended seismic retrofit scheme. The total estimate for those items in the document is approximately $4,039,000.

First, we note that the steel moment frame design is two stories and is simply a vertical continuation of the one-story retrofit that is mandatory. We believe it is reasonable to assume that the cost of the estimated $427,594 could be broken down into two parts: two-thirds of the total cost (approximately $286,000) is mandatory and one-third of the total cost (approximately $141,000) is voluntary. Therefore, the Englekirk recommended scheme could be divided into approximately $286,000 for the mandatory soft-story retrofit, and $3,753,000 for additional seismic retrofitting. Working with that amount, it is our opinion that with a reduction of the design forces to the maximum design loads required in the California Historical Building Code, as well as with some fine tuning of the seismic retrofit design, the costs could be reduced further to roughly $3,000,000 for the voluntary strengthening.

Conclusion

In conclusion, only the retrofit of the first story to meet the Los Angeles Ordinance is required. The expanded scope to include any other improvements including the upper stories retrofitting, ADA improvements and other work may be recommended and make sense, but are not required and should be considered as voluntary. The retrofit scope used in the Hill Industry cost estimate includes significantly more work than is required by the intent of the Ordinance. Finally, the Englekirk design may be overly conservative even if limited to the first story only, and results in higher costs. With these points in mind, the building owner's claim that retrofitting is not feasible is not based on the city's requirements but on an expanded scope of work that they have chosen to consider.

Sincerely,
STRUCTURAL FOCUS



David W. Cocke, SE, F.SEAOC, F.SEI, F.ASCE
Principal and Founder
#S3005

Appendix: David W. Cocke Statement of Qualifications

Appendix

David W. Cocke Statement of Qualifications



David Cocke

S.E. F.SEI, F.ASCE, F.SEAOC

Principal and Founder

Years of Experience: 44

Years with Structural Focus: 24

Education

- M.S., San Jose State University, 1987
- B.S., Civil Engineering, Virginia Tech, 1980 (Distinguished Alumni 2017)

Licensing & Certifications

- Civil & Structural Engineer in CA (S3005), and 15 additional states
- Safety Assessment Program Disaster Emergency Worker SAP10744

Professional Affiliations

- California Historical Building Safety Board
- Structural Engineers Institute: Fellow; President 2019
- American Soc. of Civil Engineers: Fellow
- Structural Engineers Assoc. of CA: Fellow; SoCal; NorCal
- Earthquake Engineering Research Institute: President 2020–2022
- UC Seismic Advisory Board, 2024–2027
- USC Architectural Guild: President 2006–07
- NIST: Federal Advisory Committee on Earthquake Hazard Reduction 2021–27
- L.A. Conservancy: Board 2016–22
- L.A. Earthquake Technical Task Force, 2014
- Pasadena Heritage: Board 2008–12
- California Preservation Foundation: Board 1996–2003
- National Trust for Historic Preservation
- American Institute of Architects, L.A.

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Better Buildings, by Design

David founded Structural Focus in 2001. His expertise is structural design, adaptive reuse, seismic evaluation/retrofit, and historic preservation for projects including historic landmarks, laboratories, commercial building repair/retrofit, studio production facility design, building evaluations, and educational facilities.

David's activity in historic preservation includes presentations regarding adaptive reuse. He leads many professional organizations, preservation groups, and structural and earthquake engineering associations. As a recognized expert in post-disaster business resiliency and continuity, he believes preplanning and city partnerships greatly reduce business interruption post-disaster.

Selected Experience

- **Netflix Egyptian Theatre:** Restoration, full seismic strengthening, and tenant improvement of 1920s historic Hollywood theatre.
- **The Culver Studios Expansion**: Five new buildings and production facilities, plus two parking structures, and a new exterior courtyard above the existing subterranean parking structure.
- **Sunset Glenoaks Studios:** Four new, ground-up production studios, eight soundstages, a mill building a storage building, and other ancillary structures.
- **DreamWorks Animation, Lakeside Annex:** New, 300,000 SF expansion.
- **Netflix Animation Headquarters:** Adaptive reuse and tenant improvement of two buildings to include creative office spaces, technical spaces, screening rooms, and gathering spaces.
- **Paramount Studios, Post-Earthquake Program:** Assessment of 20 buildings as part of post-earthquake response and evaluation services.
- **Sony Pictures, Post-Earthquake Program:** Assessment of 33 buildings as part of post-earthquake response and evaluation services.
- **Warner Bros. Ranch Lot Studios:** New design for 16 new soundstages in 4 studio buildings, plus eight office and production buildings, and one mill structure.
- **Warner Bros., Post-Earthquake Program:** Assessment of 89 buildings as part of post-earthquake response & evaluation services.
- **Fox Building 105:** New four-story building, creative office space, editing and screening facility.
- **KTLA Channel 5, Sunset Bronson Studios Stage 6 & Bldg. 16:** Construction of stand-alone new broadcast news studio structure within existing sound stage.
- **The Lot Studios, Courtyard Building:** New, 100,000-SF concrete building with six floors of creative office space, one 30,000-SF level subterranean parking, and a first floor commissary with outdoor seating.

David Cocke
S.E. F.SEI, F.ASCE, F.SEAOC
Principal and Founder

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- **Maker Studios:** Adaptive reuse of an existing 26,000+ SF, one-story warehouse building into a production facility with three stages, green rooms, talent support spaces, hair/makeup/wardrobe spaces, 24 post-production edit rooms, and a front-of-house office.
- **Chapman University, Sandi Simon Center for Dance:** Historical restoration, seismic upgrade, and adaptive reuse of a 1918 industrial packing house into a modern dance studio and community center with performance spaces and classrooms.
- **Debbie Allen Dance Academy:** Design and construction of a new, two-story dance performance and educational center, with five studios and a 200-seat performance center—all built within the existing three buildings' footprint and covered by a new roof.
- **Wallis Annenberg Center for the Performing Arts:** New state-of-the-art performing arts building, including the new 500-seat Goldsmith Theater, and renovation of the attached historic post office into the main lobby, a 200-seat theater, and administrative spaces.
- **Wilshire Boulevard Temple:** Renovation and seismic retrofit of the 1920s four-story structure, listed on the National Register of Historic Places—the project included installation of HVAC systems; acoustic, audio visual, lighting enhancements; improved accessibility; sanctuary seating; and restored restrooms.
- **CBRE Masonic Temple:** Historic renovation, adaptive reuse, seismic retrofit and tenant improvement of Glendale's historic 1928, steel-framed Masonic Temple into a state-of-the art office facility, with four floors and a basement.
- **Los Angeles Union Station:** Numerous renovation projects
- **ROW DTLA, Building 2:** Renovation and seismic retrofit of historic 100-year-old warehouse, now a mixed-use development.
- **The Reserve @ Playa Vista:** Adaptive reuse of a 400,000-SF, former Post Office distribution center, including retrofit of core and shell, plus design services for all tenants on the 20-acre campus with a central courtyard and creative office spaces—LEED Gold certified.
- **9300 Wilshire:** Historic renovation, seismic retrofit, lobby renovations, and rooftop expansion of a reinforced concrete, four-story office building, with a rooftop penthouse and subterranean parking— a Beverly Hills Historic Landmark, originally built in 1963.
- **John Anson Ford Amphitheatre:** Historic restoration and new building with loading dock, outdoor terrace, concessions, and offices.
- **Pasadena Conservatory of Music:** Renovations and partial replacement of existing 1930s Building B, with a new amphitheater courtyard connection to 1930s Building A.
- **Huntington Gardens, Japanese House:** Historic restoration.
- **The Huntington Library:** Seismic retrofit and historic preservation.
- **Rancho Los Alamitos Historic Adobe House:** Seismic stabilization of the two-story adobe building, listed on the National register of Historic Places.
- **Rancho Los Alamitos Barns and Education Center:** Historic preservation and new construction.

- **Museum of Riverside:** Historic renovation, seismic evaluation and retrofit, and addition to the existing two-story, 1912 structure—a City of Riverside Landmark and is listed on both the California and the National Register of Historic Places
- **301 Ocean:** Renovation and seismic retrofit of 1950-60s, wood-frame apartment buildings, connected by a pedestrian bridge—includes one, 2-story building with subterranean parking and one, 3-story building with ground-level common areas and parking garage.
- **Los Angeles County General Hospital:** Adaptive reuse of the historic hospital's 25-acre campus, consisting of the 19-story Art Deco style building and several buildings that will be evaluated and rehabilitated, turning the campus into a community-oriented space with affordable housing, medical offices, and retail shops.
- **Santa Monica Proper Hotel:** Historic restoration, adaptive reuse, and seismic upgrade of 1928 office building conversion to 55-room hotel and new construction of adjoining 285-room building.
- **Hotel Shangri-La:** Historic renovation to a seven-story, 90,000-SF historic building renovations included a new courtyard pool, rooms and bathrooms, lobby and common spaces, and a penthouse nightclub.
- **SOHO Palm Springs Colony 29:** Design services for renovation of several buildings, and new construction of facilities building and swimming pool.

Awards

- **Netflix Egyptian Theatre:** 2024
- **The Culver Studios Expansion:** 2024
- **Sunset Glenoaks Studios:** 2024
- **The Overland, (formerly Redlands Chamber of Commerce):** 2024
- **Laserfiche Headquarters:** 2019, 2024
- **ROW DTLA:** 2018, 2019
- **Bradbury Residence:** 2018
- **Wallis Annenberg Center for the Performing Arts:** 2014, 2015, 2016, 2018
- **Scripps NEW Residence Hall:** 2017
- **KTLA Channel 5:** 2017
- **CBRE Masonic Temple:** 2016, 2017
- **John Anson Ford Amphitheatre:** 2016, 2018
- **Killingsworth Office Building:** 2016
- **Red Bull Headquarters, Building 2:** 2016
- **Olan G. and Aida T. Hafley House:** 2015, 2016
- **Hotel Normandie:** 2016
- **The Reserve:** 2014, 2015
- **Anaheim Citrus Packing House**: 2013, 2015
- **Wilshire Boulevard Temple:** 2014
- **Rancho Los Alamitos:** 2010, 2014
- **Animation Studio:** 2013

Channel Law Group, LLP

February 17, 2026

Appellant's Comments and Objections to ENV-2019-6645-EIR (SCH #2020-110210), 11973 San Vincente Boulevard Project EIR, Council File: 25-1518 ("Project")

EXHIBIT M

TRANSCRIPT OF

CULTURAL HERITAGE COMMISSION

REGULAR MEETING

CITY OF LOS ANGELES

SEPTEMBER 5, 2024

AGENDA ITEM NUMBER 4

CHC-2007-1585-HCM

BARRY BUILDING, HCM #887

(https://planning.lacity.gov/plndoc/Audio/CHC/2024/09-05-2024/4_CHC_2007_1585.mp3)

COMMISSION PRESIDENT MILOFSKY: Moving on to item number four, agenda item number four, the Barry Building. Lambert?

MR. GIESSINGER: Yes, good morning, Commissioners. Lambert Giessinger, for the record. The item before you is related to the proposed demolition of the Barry Building, historic cultural monument number 887, located at 11973 to 11975 San Vicente Boulevard in Brentwood.

The Planning Department has prepared an Environmental Impact Report as required for the proposed demolition. And the Department of Building and Safety is charged with its certification since there is no replacement project. The Department of Building and Safety sent a letter to the commission on May 9th, requesting the commission's recommendation on the certification of the EIR, and whether or not there are potentially overriding considerations to justify the demolition of a historic cultural monument.

Melissa Jones of OHR staff and Mindy Nguyen of the Planning Department's major projects section who prepared the EIR are here to present the staff report. Additionally, Hector Buitrago of the Department of Building and Safety is here if the commission has any questions for him.

MS. JONES: Good morning, Commissioners. Melissa Jones from Office of Historic Resources, for the record. The proposed project is the demolition of the Barry Building, historic cultural monument number 887. The portion of the project site that currently contains the Barry Building would become a vacant lot. A landscape buffer is proposed to be installed along the southern boundary of the project site fronting San Vicente Boulevard. However no future development of the site is proposed and/or considered as part of the project.

For reference, the Barry Building is located on the north side of San Vicente Boulevard, between Montana Avenue and Saltair Avenue in Brentwood. This is west of the 405 Freeway, adjacent to the Brentwood Country Club. The building is situated along San Vicente Boulevard Commercial Corridor, within the median of which are the coral trees which are designated as historic cultural monument number 148.

Built in 1951, this two story commercial building was designed by Los Angeles architect, Milton H. Caughey, for David Barry, Jr., as ground floor retail with four wings of offices around a central courtyard, lushly landscaped with tropical plants. First housing Brentwood Books in 1960 and subsequently Dutton's

Brentwood Books starting in 1984, the building's ground floor storefront and courtyard served the Brentwood community as a bookstore and café for nearly 50 years until 2008. The building has been vacant and fenced off since 2017.

The building's international style modern architectural design is reflected in its flat roof, with wide overhanging eaves, smooth stucco cladding, floor to ceiling grid and louver windows on the interior courtyard, and horizontal band of windows originally screened with louvered wood grills on the primary south facing façade. The grills were removed without approvals in 2016.

The second story floats above the first floor storefronts and opening to the courtyard. The courtyard is landscaped with raised flagstone and concrete planters containing a variety of palm trees, as well as four steel framed benches with wood slat seating and backing.

Two curved staircases, one in the northeast corner and one in the southwest corner, provide access to the cantilevered second story exterior walkway that encircles the courtyard. Each staircase consists of a floating concrete treads in steel pans, supported on triangular concrete mono stringers. Steel pipes

support both the stairs and second floor walkway railings, with exposed detailing such as exposed metal plates and bolts serving as decorative elements. Louvered and gridded wood screen shelter portions of the east and west balconies. A passage at the northeast corner of the courtyard connects it to a rear parking lot.

The City Council designated the Barry Building as historic cultural monument number 887 in 2007, finding that it was significant under two of the cultural heritage ordinance criteria. Firstly, that it reflects the broad cultural, economic, or social history of the nation, state, or community, as the long time home of Dutton's Brentwood Bookstore, a symbol of the Los Angeles literary scene, that contributed to the growth and development of the San Pimente [sic] -- San Vicente Commercial Corridor in Brentwood.

And secondly, that it embodies the distinguishing characteristics of an architectural type specimen inherently valuable for a study of a period style of method of construction, as a distinguished example of international style architecture.

There was a previous attempt to demolish the Barry Building in 2009. The current property owner filed an application for the redevelopment of the site

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containing the subject property into a new commercial center.

At this time the Commission reviewed the Environmental Impact Report for that project. It expressed concerns over the proposed demolition of the Barry Building. In a formal letter addressed to the City Planning Commission, the Commission opposed the demolition of the Barry Building and supported a preservation alternative that retained and integrated the building into a proposed project.

The Commission stated, quote, any concerted effort to purposely demolish an historic cultural monument for a replacement project is unacceptable. Pursuing the demolition of the Barry Building imperils the over 1,000 historic cultural monuments in the city of Los Angeles and sets a dangerous precedent.

The Cultural Heritage Commission believes the Barry Building can be integrated into new development, while also meeting and exceeding the goals of the proposed project. Other projects throughout the city of Los Angeles have been successful in incorporated historic cultural monuments through the guidance and support of the Cultural Heritage Commission and its Office of Historic Resources. The Commission reiterated that, quote, we strongly support sensitive

reuse of historic resources, unquote.

The applicant withdrew the application for the proposed Green Hollow Square development project in October 2013. In 2014 the Los Angeles Department of Building and Safety inspected the Barry Building and it was determined that it falls within the scopes of the city's soft story retrofit program.

In 2018 the building's department notified the owner of the need for compliance. Mandatory compliance with the city's ordinance can be achieve -- achieved through a structural retrofitting or demolition. However, the demolition option applies generally to buildings that are subject to the soft story retrofit program and does not specifically address historical buildings.

In 2019 the current property owner of the Barry Building applied for permits to demolish the building, with no further plans for development of the site. This proposed demolition of an historic cultural monument triggered a review under the California Environmental Quality Act, commonly known as CEQA, and necessitated the [inaudible] Environmental Impact Report.

My colleague Mindy Nguyen from the major projects unit of our department will now walk through -- the

Commission through some background on CEQA and the Environmental Impact Report that was prepared for the proposed demolition.

MS. NGUYEN: Good morning, Commissioners. Thank you, Melissa. Again, I'm with the major projects section of the City Planning Department. And I'll be providing a brief overview of the California Environmental Quality Act, also known as CEQA, and how it relates to the Barry Building project.

Adopted in 1970, CEQA requires a disclosure of potential impacts and any feasible mitigation of significant impacts to the public and decision makers. Typically a CEQA clearance is only required for discretionary projects. While demolition without a proposed project such as the Barry Building is technically considered a ministerial project, the demolition of an historic resource requires the preparation of an Environmental Impact Report, or EIR.

During the preparation of an EIR, there are multiple opportunities from input -- for input from the public, as well as state and local agencies. An EIR is typically comprised of an initial study, draft EIR, and final EIR, and is required to study specific topics provided by the state, which I'll share in the next slide.

There are a total of 16 topics shown here, one of the most important ones being cultural resources, for the specific project before us today. During the initial study phase, the city determined what topics have no or less than significant impacts. These topics can be scoped out.

For the Barry Building project these topics are shown in gray text. Any remaining topics would have to undergo a more in depth analysis in the draft EIR to determine if there will be any significant impacts and whether they can be mitigated. For the Barry Building project these topics are shown in blue text. Any comments in the draft EIR are then responded to in the final EIR.

This slide goes over the environmental review timeline for the Barry Building. The initial study was published in November 2020 with a 30 day public comment period. As shown on the previous slide, a number of topics were scoped out due to the nature of the project, with seven topics identified for further study in the draft EIR.

The draft EIR was published in February 2023 with a 45 day public comment period, and analyzed air quality, cultural resources, greenhouse gas emissions, land use and planning, noise, transportation, and

tribal cultural resources. Impacts to all categories were found to be either less than significant or could be mitigated to less than significant, except for cultural resources and land use planning.

The final EIR was published in September 2023, responded to a total of 105 public comments received in the draft EIR, including comments from the LA Conservancy and Council District 11, and addressed two minor corrections in the draft EIR.

The next step requires the Los Angeles Department of Building and Safety to decide whether or not they will certify the EIR, adopt a Statement of Overriding Considerations, and adopt the environmental findings. As mentioned there were only three categories that resulted in significant impacts. The first is noise, which could be mitigated to less than significant, with the implementation of sound barriers to reduce construction noise by 15 decibels along the north, east, and western property lines.

The other two topics were cultural resources and land use and planning, both of which resulted in significant and unavoidable impacts as the project is demolishing an historic resource. While a mitigation measure was included to require a historic American building survey report in consultation with the Office

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of Historic -- of Historic Resources, to document and file a visual and written history and description of the existing building, even after implementation, impacts would remain significant and unavoidable as the resource would be removed.

In compliance with CEQA, four alternatives were analyzed for the project. The no project alternative involves retaining the existing building and seismically retrofitting the south wing. The preservation alternative includes soft story seismic retrofit work, and additional structural improvements, ADA renovations, and building code and energy efficiency upgrades to the existing building.

The preservation with new construction alternative involves part of the building undergoing preservation and renovation for occupancy, while the other part is demolished and replaced with a new commercial annex. And finally the relocation alternative involves dismantling and reassembled the existing building at a new location that has yet to be determined.

As previously mentioned, this is considered a ministerial project, which means that the Los Angeles Department of Building and Safety is responsible for certifying the EIR. If they decide to approve the

project in light of the significant and unavoidable impacts, they must adopt a Statement of Overriding Considerations along with the environmental findings.

In making a Statement of Overriding Considerations, the city must have adopted all feasible mitigation measures, rejected as infeasible the alternatives to the project, recognized all significant unavoidable impacts, and balanced the benefits of the project against the project's significant and unavoidable impacts.

Each statement must separately and independently outweigh the adverse environmental impacts of the project, and justify adoption of the project and certification of the completed EIR. I'll now hand the presentation back to Melissa to go over the applicant's SOC.

MS. JONES: Melissa Jones, again for the record. The -- the property owner has drafted a Statement of Overriding Considerations, which is attached to their letter dated July 15, 2024, and linked to affirm our staff report in your agenda packet. In their draft statement, the owner has described four considerations as benefits to the demolition of the Barry Building historic cultural monument. We will go through each one and provide a recommendation on how the benefits

do not outweigh the significant environmental impacts.

Firstly, the first consideration is that the demolition of the Barry Building would attain, quote, the removal of an existing safety hazard and seismically unsafe and noncompliant structure, unquote. The subject building was constructed in 1951 and has withstood the test of time, remaining standing over the past 70 years.

It has withstood multiple significant seismic events, including the San Fernando earthquake in 1971, the Whittier Narrows earthquake in 1987, as well as the Northridge earthquake in 1994. At the time that the building was vacated in 2016, the subject building was not deemed a dangerous or unfit for human habitation by the building department, nor was it slated to be condemned.

Secondly, the owner states that the demolition would, quote, remove -- remove an attractive nuisance for vandals, transient populations, loitering, and other unlawful behavior, unquote. It can be argued that the property owner created this problem by voluntarily vacating the building and leaving it to be unoccupied for over eight years.

The proposed project is to demolish the building, rendering the site a vacant lot, with no proposed

replacement structure. In the balancing test of a project's public benefit versus its impacts to historical resources under CEQA, a vacant lot frequently contributes to additional community problems, serving as a further detriment, while not conferring any additional benefits.

As of 2015, there were over 20,000 vacant lots in the city of Los Angeles. As it is commonly known, vacant lots inclusive of vacant buildings can have negative impacts on communities that include increases in crime, vagrancy, damaging effects on mental and physical health, a reduction in values of neighboring properties, and decreased property tax revenue. Vacant lots also detract from the efforts to create cohesive, vibrant, and pedestrian friendly neighborhood commercial corridors, such as the San Vicente Commercial Corridor.

Prior to 2014, as you see on the screen, there were buildings on the lots surrounding the subject building, all of which are currently owned by the owner of the Barry Building. Demolition permits were issued for the buildings surrounding the Barry Building in February of 2014. And by October 2014, the lots surrounding the Barry Building were cleared, creating additional vacant lots that have remained so

for the past 10 years.

A third consideration highlighted by the property owner is that the demolition of the Barry Building will, quote, clear the existing property of noncompliant structures in a manner that will not preclude any future development consistent with existing zoning. One of the primary objectives of the Brentwood Pacific Palisades Community Plan is to, quote, preserve and enhance neighbors with a distinctive and significant historic character. The plan actively promotes the protection and reuse of the area's historic resources through its policies.

Nevertheless, retaining the subject building does not preclude a future project that may involve the demolition of the building and construction of a new building. As stated by the applicant, there is not a foreseeable project. So it is not in appropriate to weigh the purely speculative benefit of clearing the lot for an unknown future project.

Lastly, a fourth consideration stated as a benefit outweighing the environmental impacts of demolishing the historic cultural monument, is that complying with the soft story retrofit program through demolition is the only economically feasible course of action. Majority of buildings subject to the ordinance

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have complied the retrofitting, not through demolition.

Out of the over 880,000 parcels in the city of Los Angeles, only 12,347 buildings are subject to the soft story retrofit program. From the date a notice of compliance is issued for a property, owners have seven years to fully comply with the ordinance. As shown here on the screen, there are various milestones to reach full compliance. By year two, plans are to be submitted. And after three and a half years, permits are to be issued. And by year seven, the project is to be completed, marked by the issuance of a certificate of compliance.

As of February 2024, 76 percent of properties subject to the ordinance have achieved full compliance. Only 30 of these, or 0.2 percent, complied through demolition. None of the 30 properties that complied through demolition were designated historic cultural monuments.

According to the applicant, only three other historic cultural monuments are subject to the soft story retrofit ordinance, all of which have complied with the ordinance by retrofitting their buildings. These three buildings include the Roberts Apartments, historic cultural monument number 1185 in Silverlake,

which complied with the ordinance in 2020. The Elkay Apartments, which is designated as historic cultural monument number 368, located in Westwood, that complied with the ordinance in 2022. Lastly, the Sheats Apartments, designated historic cultural monument number 367, also located in Westwood, which complied with the ordinance in 2022.

The property owner argues that the benefit of the project is the, quote, removal of an existing safety hazard, and seismically unsafe and noncompliant structure, end quote. However, it is arguable that substantial evidence does not support that it is necessary to demolish the building to attain this, quote, benefit. Compliance with the soft story retrofit program only requires the soft façade of the building to be retrofitted, and would not require any accessibility upgrades.

As an historical resource, the subject building would be able to utilize the California Historical Building Code, which provides alternative building regulations for permitting repairs, alterations, and additions necessary for the preservation, rehabilitation, relocation, related construction, change of use, or continued use of a qualified historical building or structure.

Specifically, the code is intended to provide for reasonable safety from fire, seismic forces, or other hazards, for occupants and users of such buildings, structures, and properties, and to provide reasonable availability and usability by the physically disabled. In addition, if upgrades were pursued, the Americans with Disabilities Act, also known as ADA, enables designated historical properties to meet alternative standards if full compliance with the regular code would threaten or destroy the historical significance of the property. As such, while it might be a benefit to remove the hazard, demolition is not necessary.

Apart from the potential loss of the designated historical resource, demolition of the structure would have other impacts. The Barry Building is one of the rare examples of commercial mid-20th century modern design, designated as historic -- an historic cultural monument.

In fact, a preliminary review suggests that out of over 1,300 designated historic cultural monuments, the Barry Building is only one of a handful of modernist commercial buildings that include the CBS Columbia Square Studios, designated as historic cultural monument number 947, the Musicians Union of

Hollywood, designated as historic cultural monument number 1158, as well as the Jones and Emmons Building, HCM number 696, as well as the Neutra office building, historic cultural monument number 676.

Further, of the 51 historic cultural monuments in the Brentwood Pacific Palisades Community, there are only two other commercial buildings, which include the gas station on South Barrington Avenue, designated as historic cultural monument number 387, and the Pacific Palisades Business Block on Sunset Boulevard and Via De La Paz, designated as historic cultural monument number 276.

Additionally, the subject building is significant to the cultural identity of the San Vicente Commercial Corridor. As a well-recognized gathering spot and local landmark, the subject building's relationship between its commercial identity and its unique architectural design have contributed greatly to the growth and development of San Vicente Boulevard as a vibrant commercial corridor.

To reiterate the purpose of today's hearing, the Department of Building and Safety has requested that the Commission give its recommendation on the adequacy of the Environmental Impact Report's analysis as it relates to historical impacts to the Barry Building.

With regards to the EIR for the proposed demolition project, staff's recommendation is that the Commission recommend to Building and Safety that the EIR was prepared in compliance with the California Environmental Quality Act, and that the Commission recommend to the Department of Building and Safety that the EIR be certified.

Further, the Department of Building and Safety requested the Commission to advise on whether Building and Safety should adopt a Statement of Overriding Considerations. Staff recommends that the benefits of the project as drafted by the property owner are not supported with substantial evidence, and none of the considerations individually outweigh the significant environmental impacts of the demolition of the Barry Building. Therefore, staff's recommendation is that the Commission recommend the Department of Building and Safety not adopt the Statement of Overriding Considerations.

This concludes my presentation. My colleague Mindy and I are here to answer any questions that you may have. Thank you.

COMMISSION PRESIDENT MILOFSKY: Thank you, Melissa. Thank you, Mindy. Commissioners, any questions? Commissioner Kanner?

COMMISSIONER KANNER: This is a question with planning and the EIR process, in making the potential EIR public and seeking public comment. How is public comment sought? Is this through notices in the newspaper? Or through neighborhood council meetings? Or in what manner does the public get involved?

MS. NGUYEN: Mindy Nguyen with city planning. So any comments on the initial study would be published as part of the draft EIR. And then any comments in the draft EIR would be published and responded to line by line in the final EIR. So that is up to the completion of the final EIR.

COMMISSIONER KANNER: Right. Right. But the public is made aware of this draft EIR through what kind of notification?

MS. NGUYEN: So all -- anybody who -- any tenant, occupant, or property owner within a 500 foot radius would be notified of the availability of these documents. And they're also posted on our website. And then we also have an interested parties list. So if someone has indicated that they are interested in this project, they should also receive a notice as well, even if they're outside of that 500 foot radius.

COMMISSIONER KANNER: Okay. And through the city process, is that -- is notification given to the

council office?

MS. NGUYEN: I actually need to double check on that. But I believe -- I believe so. But they've been in -- they've been interested in this project. So I think as a result of that, they most likely happen. But I can double check on that. I wasn't the original planner on this project, but I can verify.

COMMISSIONER KANNER: I'm just trying to determine how thorough the process is.

KEN: No. Thank you, Commissioner Kanner. I mean typically the council office would not be commenting on the EIR, but it is notified of the availability of the draft EIR and the final EIR. And as was indicated, the council office has been involved in monitoring this case as it's been going through the EIR process.

I want to just, while I have the mic for a moment, I just wanted to reinforce one point before we go to further questions and the applicant's presentation. You know, this is a very unusual case coming to the Commission, very different from the types of considerations of historic cultural monument nominations that are kind of the bread and butter of most of your agendas, and the fact that you're being asked to weigh in on questions related to CEQA in a very detailed way.

So I just wanted to clarify in case I think Melissa did a good job of indicating this, but just so you're clear and the public is clear, that the narrow focus today is this request from the Department of Building and Safety to have the Commission provide its recommendation back to LADBS about the EIR, on the two questions of should the EIR be certified first, and then secondly should a Statement of Overriding Considerations, is a Statement of Overriding Considerations justified.

And to clarify again for your benefit and for the public who are listening today, the Commission is therefore not acting upon an actual demolition permit. The Commission of course under the cultural heritage ordinance does have the authority to object or not object to a demolition permit. And if the -- at a future date, if the demolition proposal proceeds, a demolition permit may be referred to our office, and we'd refer that to the Commission for your consideration. The Commission would have the authority to object or not object under the ordinance's provisions for a time limited period.

But that is not before you today. So that could come back at a future date. Your purview today is really limited to these recommendations on CEQA.

COMMISSION PRESIDENT MILOFSKY: Thank you, Ken. Commissioners, any other questions? Thank you, Melissa. Thank you, Mindy.

MS. NGUYEN: Thank you. Mindy Nguyen with city planning. I just wanted to confirm that the council district is in fact part of the agency list that we send notification to for all three components of the EIR.

COMMISSION PRESIDENT MILOFSKY: Thank you. I believe the applicant probably also wants to speak today. And give you equal time. I think you've got 20 minutes.

MS. BRISKI: Commission President Milofsky, if I could make a quick announcement while the applicant sets up. I'm going to make a quick announcement for those, in case anyone's trying to join us over council phone, I'm going to switch to the council phone line just to give them the call in information over Zoom.

COMMISSION PRESIDENT MILOFSKY: Thank you.

MS. BRISKI: So if you are joining us on council phone, please note that call in participation for today's CHC meeting is being offered over Zoom. You can listen to the meeting by calling 213-338-8477 or 669-900-9128. Today's Zoom meeting ID is 897 1578 3204. And the meeting passcode is 531988. We'll now be

switching back to the Zoom line where you can use that phone number to listen to today's meeting. Thank you.

COMMISSION PRESIDENT MILOFSKY: Ari, please put 20 minutes on the clock.

MS. BRISKI: Ari Briski, for the record, 20 minutes on the clock.

MR. CASEY: Good morning, Commissioners. My name is Ed Casey and I'm representing the applicant and the property owner. And I'm joined also today by Aaron Green from Afriat Consulting. Thank you for taking the time to consider this matter. It's been long in the making. As Planning told you, the EIR itself has taken over three years. So we do appreciate you taking the time.

I'm going to focus on -- I'm going to focus mostly on my remarks on the issue of the Statement of Overriding Considerations, the SOC. We obviously agree with your staff's recommendation that you recommend to Building and Safety to certify the EIR. Planning Department prepared it. It's quite comprehensive. And I note also that includes a range of alternatives that Planning developed in conjunction with OHR staff. So we do agree with that part of the recommendation.

On the first slide I also want to note that this is talking about compliance with the soft story

ordinance. And that ordinance expressly applies to historic buildings at Section 91.9308 [inaudible]. So before I get into some of the SOC issues, just a few issues about background. The parcel that the Barry Building is located on is only about two thirds of an acre. And I point that out just because there's nothing else you can really build on it in addition to the Barry Building without building extensive subterranean parking.

And you saw the slide also that staff put up, that says that the same property owner is the surrounding lots. Not quite accurate. I don't want to spend a lot about it. But if you look at Appendix C in the EIR, the actual ownership of those lots, quite different entities as detailed.

So I also want to correct some of the facts concerning the -- my client's vacating the building back in 2016. In 2015, he received a notice saying that the building was subject to the soft story ordinance. And we actually provided copies of that letter to the Commission in our supplemental presentation. And that, knowing what the structural integrity was of the building based on going through, that's the Hollow Square project, the client knew that the building was not going to be able to withstand a

moderate to severe earthquake.

So in 2016, he started to send out letters to the tenants saying it's time to vacate given that health risk. And that letter is also in your packet. I believe it's Exhibit P. And since that time, in terms of maintenance of the property, you may hear people say that the property hasn't been maintained, the -- my client has regularly maintained through property management company, maintaining the building the best they can. And that's also confirmed in a letter at Exhibit O to the EIR.

And I'm going to make these references to the EIR because staff talked about there needs to be substantial evidence to support an SOC. And they're absolutely right. I'm demonstrating to you that not only is there substantial evidence to support this, it's the only evidence.

So let me go right to seismic safety, make a couple points here addressing some of the issues raised by staff. The first one was staff says, well the building has withstood a number of prior seismic earthquake events. True. But that is not justification to not comply with the soft story ordinance. There's no exception in the ordinance for buildings that have withstood prior earthquake events. None.

Matter of fact, the ordinance was adopted in response to those prior earthquake events to make sure that buildings that have seismic concerns are retrofitted or demolished. And we don't have to wonder whether the next event there'll be such a seismic event that that building would be destroyed and people hurt. So that's that point.

The next point was staff said the demolition may not be necessary because the soft story ordinance only applies to the south wing. Now that's technically true. But the structural expert, a company called Englekirk, and Mr. Volnyy from Englekirk is here if you have any questions. Englekirk submitted a number of technical reports that the Planning Department adopted into the EIR. They approved these structural reports. And you can -- I gave you the numbers up there on the screen, the Exhibits G and H3, Appendix I.

And one things those reports say, not just looking -- focused just on the south wing, but if you look at the -- all the wings. I know this is small print. Sorry. But again, this is from Exhibit G in the EIR, you will see that the only structural expert who looked at this building and evaluated it, said that the other wings are dramatically over stressed, up to

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650 percent over stressed. Another wing was 400 percent over stressed.

So as he's going to say also, another report on the structural expert in the EIR, in the Planning Department's EIR, says -- and I'm going to read this because I know it's small up on the screen there, quote, it is our professional opinion that even with the implementation of the soft story ordinance structural retrofit, the remaining building wings will not be structurally retrofitted -- and here's the important point -- and will not be sufficient to protect building occupants if the building was subject to a moderate to severe seismic event in the LA basin. That's the opinion of the structural expert whose report were adopted into the EIR. And there's no opinion of any other structural expert to the contrary.

Now that also talked about the other HCMs. I believe there were three that had to be -- also had to comply with the soft story ordinance. And staff is correct, when we looked up the building and safety records for those three other buildings, they have complied. But there's a big difference between the seismic safety of those buildings and what those buildings needed to be retrofitted and made safe, and

the extent of the over stress in the Barry Building.

And again, I gave you in Exhibit C, that supplemental package to you all, a letter from the same structural expert, who looked at those other building and safety records and said, it's almost like night and day. Those three other HCMs had very discrete issues that had to be addressed, an extra shoring wall for example. But nothing, nothing like the extent of the seismic work that would have to be done on the Barry Building to make it safe. Again, that's Exhibit C. And copies of those records from the building and safety on the other three HCMs also use supplemental package Exhibits D through G.

And let's talk about cost. Again, the evidence. We submitted as you know in our letter, detailed cost reports from reputable companies, looking at the cost of making these retrofit and all the other things that have to go with it. Even if you say, as staff said you don't have to do strict compliance for ADA, even if you shave off that little amount, you're looking at about 12 to 15 million dollars for a 12,000 square foot building. That's economically infeasible. Because if you had to spend that money, you would end up with a negative value in this property. And that's also documented by expert in the field. And there's no

opinion to the contrary. You'd have a negative value even if you said I don't want to comply with the ADA.

And staff also said, well you also don't have to comply with 100 percent of the building code. You can do under the California Historic Building Code, something less, 75 percent. Englekirk, Mr. Volnyy, Exhibit I to your final EIR, looked at that very issue and said, even with that lower standard, that 75 percent, it would still cost that amount. Because you'd still need the same amount of retrofit because it is that over stressed, up to 650 percent over stressed.

So what's the evidence? The substantial evidence here is that the amount of work to make this building safe in a moderate to severe earthquake is substantial, it will cost a lot, to a point where if the cost had to be incurred, there's a negative value in the property. So for that reason alone, to make safety -- seismic safety alone, would justify an SOC. But there are some other issues in terms of the neighborhood issues, in terms of the vacant lot. I'm going to let others talk about that. But I do point out that the specific plan for this area requires landscape buffering. That was addressed in the Planning Department's EIR in response to Comment B19.

So at this point I'm going to turn it over to Mr. Green to address some community issues.

MR. GREEN: Good morning, Commissioners. Aaron Green, president of the Afriat Consulting Group. I'd like to actually pick up where Commissioner Kanner was asking some questions about community engagement. So my firm was retained to go above and beyond what are the minimum requirements in CEQA to conduct some community engagement work. And we've been doing that work over the last two years. And we've done that in a very robust manner.

So we have a -- we hired a team that went door to door, knocking on individual neighbors' homes, both above and below San Vicente Boulevard. We sent mailers out to the community. We conducted hundreds of live in-person phone calls with real people, reaching out, notifying them of the proposal for the building demolition, and soliciting their feedback.

We worked with businesses along San Vicente Boulevard, including the burgeoning San Vicente -- Brentwood San Vicente Chamber of Commerce. And we spent very significant amounts of time with residents on Saltair Terrace cul de sac, where all of those who are willing to spend time and work with us in engaging conversations. And we built those relationships over

the last several years.

Lastly, in response to community request, we vol-- our client voluntarily extended the comment period in the EIR, from the standard 45 days to two months. What we heard in the vast majority of cases, time and again, was that residents did not want to see this building continue to sit there on San Vicente Boulevard. And you'll see that in the comment letters to the DEIR that are in the record.

And if you look at the letters and who the senders are, those are people who live in this neighborhood. Those are people who live 100, or 300, or 500 feet from the site. The people who are actually impacted by this property are the ones that are commenting on it. What we heard from them and what you'll see in those letters, is that they want this building removed because they believe there is a significant benefit to doing so. As I've mentioned and as the community told us, they believe it's a seismic safety hazard. They believe it is an impediment to reimagining this stretch of San Vicente Boulevard, and having a future property owner provide a new project and a new vision.

In addition, there are concerns and -- about public safety. Just last month, despite the fact that

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the property is double fenced, it has security cameras, it was broken into, it was vandalized, for copper wiring and copper piping. And so our client and members of the community that we spoke with feel very strongly about this.

I want to note that our client is not insensitive to the fact that this is an HCM. And in working with the council office, we have proposed a voluntary covenant that will reside on this property if the -- if the demolition is granted. And what that covenant will require is the safe removal and storage of the two marquee curvilinear staircases that are in the lobby, along with the benches. Sorry, curvilinear is not the right term, but curved staircases in the courtyard of the building. And that those would then be required to be incorporated into a future project at the site.

So we have done extensive work with the community. And we have done -- our client has done what we feel everything we can to go above and beyond these minimum requirements for finding not only benefit, but community engagement, and opportunities for the community in the future to experience some of what has been here at the site.

And I'm going to ask Ed to make some closing

comments.

MR. CASEY: Again, we appreciate your taking the time to consider this matter. As Aaron side, our client has gone through many years of effort to try to do the right thing here. And I won't repeat a number of the benefits of proceeding with demolition that Aaron mentioned. But I want to emphasize that under CEQA any one benefit, just takes one benefit, to override the significant impact to historical resources [inaudible]

To me, that benefit again is protecting human health and safety during an earthquake event, a moderate earthquake event. That was the concern, the public safety concern that led the city to adopt the soft story ordinance in the very first place. And here, to make that benefit a reality, it would take so much money, that you create a negative value on the property. From a legal perspective, that is why the ordinance has to give the property owner the right to demolish. Because no one can be forced to incur costs to a point where they have -- it makes a negative value on their property.

So recognizing that right, and the health and safety concerns, in my opinion is more than enough to justify the adoption of an SOC. Again, thank you for

your considering this matter.

COMMISSION PRESIDENT MILOFSKY: Thank you. Commissioners, any questions?

COMMISSIONER BARRON: 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.

And I think Mr. Milosic [sic] can also comment on some of the work that he's done because he is also an architect. And I'm sure he's retrofitted several buildings similar to this.

COMMISSION PRESIDENT MILOFSKY: 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. So you have -- and you have four minutes left. If someone from Englekirk would like to

explain how you can justify $12 million worth of work.

MR. CASEY: I can have Mr. Volnyy describe the --

COMMISSION PRESIDENT MILOFSKY: We got some time left, so let's --

MR. CASEY: He can describe the amount of seismic work needed.

COMMISSION PRESIDENT MILOFSKY: Yeah.

MR. VOLNYY: Name is Vladimir Volnyy. I'm a structural engineer.

COMMISSION PRESIDENT MILOFSKY: Can you speak into the microphone, please?

MR. VOLNYY: My name is Vladimir Volnyy. I'm a structural engineer from Englekirk. I did perform a study on this building. And we did determine that, yes, you're right, you need to sheer wall [inaudible]. The cost right now, construction cost, everyone knows is skyrocketing [inaudible].

Again, I'm structural engineer. Hard for me to judge on the costs. I only can comment what's required to be retrofitted. But it -- what I see on dozens of projects in the current market, it is significant cost to retrofit the building, wood buildings, and new buildings, concrete buildings, right? It just cost to add the sheer walls and steel moment frames, it's tremendous right now.

COMMISSION PRESIDENT MILOFSKY: I see you're saying it's based -- your thought is based on current costs.

MR. VOLNYY: Current costs --

COMMISSION PRESIDENT MILOFSKY: And had this work been done 10 years ago when the owner made the decision to vacate the building, it would have been substantially cheaper?

MR. VOLNYY: I don't -- I don't [inaudible] substantially cheaper. Again, 10 years ago is not -- it was not cheap either.

COMMISSION PRESIDENT MILOFSKY: Other questions, Commissioners? Thank you.

FEMALE: I have a question for the engineer, sir. Where is your company headquartered?

MR. VOLNYY: Downtown LA.

FEMALE: You're in LA.

MR. VOLNYY: Yeah. 888 Fig. Figueroa.

FEMALE: Very good. Thank you.

MR. VOLNYY: Yeah. Down the street.

COMMISSION PRESIDENT MILOFSKY: Thank you. All right. I see that we have a number of speakers in the room. What I'd like to do, because I think this may take -- since we have a number of speakers in the room, and I assume there are a number of hands that

will be raised, I'd like to take a five minute break before we take public comment.

We have several speakers in the room who'd like to address the Commission. You'll have one minute each. When I call your name, there are, what, three position, three microphones. Please come up to the table so we can sort of work efficiently. Jessica Sanchez, Andrew Salamian [sp], and William Babbit [sp]. And please give your name before you begin your comments.

MS. SANCHEZ: Hi, I'm Jessica Sanchez. And I'm here today to advocate for no demolition of the Barry Building because the Barry Building is a great example of neglect by demolition. And it's an issue that's occurring all over the city. And obviously being a historical cultural monument does not make a building immune, and but does not mean it should be demolished and swept under the rug.

There are other issues with other buildings in the city. And to allow to approve the EIR and allow demolition of the Barry Building would pave the way for demolition of other historical cultural monuments that are buildings such as possibly the Marilyn Monroe house. And other historical buildings could be demolished because the developers feel that there is a

better plan in having a vacant lot or something of that nature. And that doesn't have anything to do with neglect.

So I believe the Barry Building should be saved as an example of how we preserve historical cultural monuments and not tear them down. Because this is a city built on culture. And that does not necessarily mean money is [inaudible]. Thank you.

COMMISSION PRESIDENT MILOFSKY: Can you give your name, please?

MS. SANCHEZ: Jessica Sanchez.

MR. BABBIT: Good morning. My name is Bill Babbit. Thank you for this opportunity. I'm a Brentwood resident, so I've had a presence in Brentwood for 30 years. I'm a board of directors of the Brentwood Homeowners Association, but I'm speaking as an individual. I'm a retired licensed architect. I have a Bachelor of Fine Arts and Architecture from the Rhode Island School of Design, as well as an MBA in Finance from Columbia University.

To say I'm very pro-building, with a nod to a famous chant, now build baby build, but not at the expense of our architectural landlords and not at the expense of significant architecture in our community. Having lived in Brentwood for a long time, until it

was shut down, I would often go to the Barry Building, Dutton's, and the coffee shop. But I would linger and enjoy the building and its architectural design, with its nod to classic architecture. I'd bring friends who are architects to see the building.

Clearly this is a very valuable piece of land. But also it's a landmark and significantly architecturally significant, in the middle of Brentwood's main street. Respecting and saving this building, this landmark --

COMMISSION PRESIDENT MILOFSKY: Finish your sentence.

MR. BABBIT: Respecting and saving this building will say something about Brentwood and the community, will remain a wonderful place to workshop, visit, and enjoy, remain a treasure, and a potential jewel in the crown for downtown Brentwood. Thank you very much.

COMMISSION PRESIDENT MILOFSKY: Thank you.

MR. SALAMIAN: Good morning. Andrew Salamian, representing the LA Conservancy. I just want to applaud staff on a really great presentation and report. I don't think this is a difficult decision. I think they made a very strong argument against demolition. You have very narrow findings to make, which every way I look at it, there's no way you can

make the findings that the benefits of demolition outweigh the significant unavoidable impacts, and that there's no feasible alternative.

The EIR gives four alternatives and they're all feasible in our view. We do think this would set a bad precedent of a developer who doesn't like the alternatives, you know, lets the building go into neglect, and then asks for a demolition permit. The gaslighting, I will say, on the costs of retrofit is kind of crazy because you can see there's a full TI included in that estimate. So I do just want to ask you to send a strong signal to LADBS. Thank you.

COMMISSION PRESIDENT MILOFSKY: Thank you. Okay. Robert Blue and Ziggy Krause, please.

MS. KRAUSE: As mentioned before, we have submitted substantial rebuttals since November 2023 [inaudible] after the EIR was published. Our rebuttals pointed out various sections in the EIR that were flawed, including one that we addressed from the Historic Resources Group analysis in which they stated that there's no connection between the Barry Building, David Barry, and the coral trees. In fact, we submitted with our rebuttal a article from the LA Times that clearly stated [inaudible] --

It had basically a statement that says, the most

indisputable [inaudible] beautiful projects on San Vicente in Brentwood. That was something that Mrs. Knudsen started way back, and Mr. Barry's project was to plant coral trees. He was the project manager. So there's one connection. In fact, there was a photograph included in our submissions from 1949 showing David Barry, Jr., holding a shovel as he and others planted one of the many coral trees on San Vicente.

All that information was not presented to you. So that was one of the many rebuttals we had, but I thank you for your time.

COMMISSION PRESIDENT MILOFSKY: Thank you. Thank you.

MR. BLUE: Good morning. First of all, the --

COMMISSION PRESIDENT MILOFSKY: Name, please?

MR. BLUE: Robert Blue. It is not a nuisance property. In the last 13 years there's only been one police report according to LAPD West LA Division senior lead officer Matthew Kirk. And that's shown on the second page of our submittal.

The economic analysis is flawed. It failed to look at the minimum cost estimate to bring the building into compliance with the soft story ordinance. The estimate was padded with -- including a

discussion of ADA compliance for restrooms. The issue as an example could be addressed by repurposing the ground floor restroom as a gender neutral restroom, which is normally done.

The report failed to address any of the grandfathering in permit requirements based on the year the building was built. All the money spent on consulting services and fees for this stretched out CEQA process could have been applied to offset the minimum cost to build the building into compliance.

The applicant has stated their intent to sell. In the staff report it says that. And the buyer of the building could -- which would be sold with the bundling surrounding properties, could present a project that incorporates a restored Barry Building into a new project that serves the community and will be an economic benefit for the city.

COMMISSION PRESIDENT MILOFSKY: Thank you. And I assume there's hands raised.

MS. SIMPSON: Tiana Simpson, for the record. We do have callers at this time. Toby, you are now able to speak. Please --

MS. BRISKI: Hang on. Ari Briski, for the record. Pardon the interruption. It seems like we do have another individual who was hoping to speak in person.

Have you submitted a speaker card? Okay. Please allow us a moment to sort through here.

COMMISSION PRESIDENT MILOFSKY: Yes. We do have one more person here. Lauren Cole [sp]?

MS. COLE: Before I start, I had -- I'm here representing the South Brentwood Residents Association. And I had asked for two minutes. Brentwood doesn't have a certified neighborhood council. And I was told because we're not certified, I can't have two minutes. But I've come all the way downtown representing our neighborhood group. Is it possible to get two minutes?

COMMISSION PRESIDENT MILOFSKY: No.

MS. COLE: Okay. Be quick then. Lauren Cole, president of South Brentwood Residents Association. We're the neighborhood group that's been around for approximately 50 years, that represents South Brentwood from San Vicente to Wilshire, and all multifamily buildings in Brentwood.

South Brentwood is a walkable community. And we're the group that represents everyone who lives within walking distance of San Vicente. People live in the area because it's walkable. And we have amenities along most of San Vicente. SBRA is strongly in support of demolishing this building. This building has been a

blight on our community for about 15 years now, even prior to the Green Hollow Square project that was a tired property. We were supportive of building a more neighborhood facing and economically viable project there.

As you've heard, the building is not seismically sound. We've also heard about it's not ADA compliant. For the last 15, 20 years, it's been vandalized. We have a big safety concern that unhoused individuals will start a fire that will spread to other buildings. And can I also -- sorry, one more point.

Even when the request was made 20 years ago that the building become historically cultural, it wasn't because of the building. Neighborhood residents had what turned out to be a misguided thought that it would save the independent books- -- which closed in 2008. So even before Green Hollow Square --

COMMISSION PRESIDENT MILOFSKY: Thank you.

MS. COLE: Thank you very much.

COMMISSION PRESIDENT MILOFSKY: Tiana?

MS. SIMPSON: Tiana Simpson, for the record. Toby, you are now able to speak. Please press unmute.

MR. MURESIANU: Hi. My name is Toby Muresianu. I am a volunteer with Westside for Everyone and a former board member of the South Brentwood Residents

Association. I also support demolishing this building. I think there is an overriding concern here.

Namely there's a school nearby that's at 30 percent of capacity, the Brentwood Science Magnet Elementary School. And it fits the pattern of all over LA, schools have declining enrollment because families can't afford to live there. I myself no longer live in the area because there were no family sized apartments available once I had children. So I had to move.

But while I lived there, I used to give people tours of Brentwood. And I would point out that when they were standing in front of the Barry Building, it was a cultural landmark. And they would laugh because it's ridiculous. It's a small, frankly ugly building. And there's a thousand others that look like it in LA.

If there's an architectural significance to it, the right way to preserve it is in a book or a website for people who are interested in that sort of thing, where they can see it as it was in its heyday, not as it is now.

MS. SIMPSON: Okay. Tiana Simpson, for the record. Next caller, Wendy, you're now able to speak. Please press unmute.

MS. ROSEN: Hi, can you hear me?

MS. SIMPSON: Yes.

MS. ROSEN: Great. My name is Wendy Rosen. And I actually was chair of the Brentwood Community Council when this building was designated. There was overwhelming support to designate this building, not for the reasons that Lauren Cole just suggested, but because this was a very beautiful and rare example of midcentury modern architecture.

This is a very rare example in a business district. This is an absolutely stunning building. Unfortunately the owner has let it go to neglect. And they have done that so that they can bypass CEQA requirements to actually bring a -- an alternative project that would be viable. And they can sell it for more money with no encumbrance of CEQA review required.

I ask that you support the request to not allow the demolition of this incredible building and preserve historic resources, and set a precedent showing that the city does value its historic jewels. Thank you.

MS. SIMPSON: Next caller, Jean Frost. You are now able to speak. Please press unmute.

MS. FROST: Jean Frost. I am here representing the West Adams Heritage Association. I strongly support the staff report that urges you not to adopt a

Statement of Overriding Considerations. It certainly is not justified by the facts. And it would set a very negative precedent for historic cultural monuments and the bar with which a Statement of Overriding Considerations could be adopted.

This is a really significant act. And the facts do not support such adoption. I also support the comments regarding the trees, done by HRG. West Adams Heritage has dozens of cultural monuments. And taking such a step, which is due to really the neglect of the owner and [inaudible] hardship, the Statement of Overriding Considerations ought not to be adopted. Thank you.

MS. SIMPSON: Caroline, you are now able to speak. Please press unmute.

MS. JORDAN: Hello. Thank you. My name's Caroline Jordan. I chair the Brentwood Community Council, but I'm here today speaking just as an individual. It is time to put this building out of its misery. It has -- it is and has been for quite some time nothing more than an attractive nuisance. It is time to be able to activate this area of San Vicente and bring life back to our small commercial corridor.

I ask this Commission to allow for the overriding circumstances and let the applicant move forward with

getting something better in this area for the community. This building is a duplicate of one that the architect had built in Hawaii. And it has already been demolished without any of this hoopla in Hawaii. It was not recognized as significant or important. Thank you.

MS. SIMPSON: Jake, you are now able to speak. Please unmute yourself.

MR. PIERCE: Hello. Yes. My name is Jake Pierce, field organizer for Abundant Housing LA, speaking in support of the demolition. Structural -- the building is unfit. Structural experts and the city of Los Angeles have determined that the Barry Building is structurally unfit and likely to suffer severe damage in an earthquake.

I mean, can you imagine what would happen if there were an earthquake and it collapsed and hurt somebody? There was a comment from staff that we should take it as a sign this building is structurally sound, that it has withstood previous earthquakes. If that's part of the reasoning, I don't know why we have, you know, structural standards in the first place and a retrofit program. You know, the fact is we're due for a much bigger earthquake than anything we experienced in the '70s or '80s.

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. Thank you so much.

MS. SIMPSON: Next caller, Michael Freeman. You are now able to speak. Please unmute yourself.

MR. FREEMAN: Hi there. My name is Michael Freeman. I'm currently a renter in Brentwood and have lived there and rented there for over 12 years. And I want to voice my support for the demolition of the Barry Building. I value history and I value monuments. But this is absurd.

In the 12 and a half years I've lived in Brentwood, I saw a coffee shop a little over eight years ago, I think. And for the last many years it's been in disrepair. Not a single person I know in the neighborhood or anybody I've been on walks with has ever commented on the architectural value of the place or mentioned Dutton's Brentwood Bookstore. We're talking about preserving a building for a bookstore that no longer exists.

And all of this would not be that big of a deal if we weren't in the middle of a housing crisis. We are tired of having developments like this be derailed due to these very thin reasons like cultural heritage.

This building is not something that any of us have heard of. I urge you -- I urge you to allow development. Thank you.

MS. SIMPSON: Next caller, Liam, you are now able to speak. Please unmute yourself.

MR. LIAM: Hey everyone. I'm Liam. I've lived on the westside for four years now. And I also am going to disagree with the staff. I think that the overriding considerations here are very obvious that demolition is the correct course of action here. The alternatives presented by staff aren't realistic. The actual alternative to demolition is the status quo.

The -- this building remains vacant. And San Vicente has a building in disrepair, instead of commercial properties or apartments that are actually going to be used. A building that is going to be more environmentally friendly could be built. A building that is more accessible to disabled and elderly people could be built. And that's the -- the alternative that -- that, you know, I'm imagining for San Vicente, and the westside, and CD11. Thank you.

MS. SIMPSON: Next caller, Steven. You are now able to speak. Please unmute yourself.

MR. LUFTMAN: Hello. Steven Luftman [sp] speaking against demolition. The Barry Building made an

impressive contribution to Los Angeles' leadership in postwar modern architecture, made all the more important considering the building's architect, Milton Caughey, a graduate of the prestigious Yale School of Architecture, died at only 46.

It would be a grave injustice of Los Angeles architectural history to reward the current owner's own neglect by issuing a Statement of Overriding Consideration. The building was once a center of cultural activity on the westside of the city. Rejecting this outrageous request is the first step in returning the Barry Building to its vibrant future. Thank you.

MS. SIMPSON: Next caller, Bruce. You are now able to speak. Please unmute yourself.

MR. POMP: Hello. My name is Bruce Pomp [sp]. And I live on Saltair Terrace, directly north and behind the Barry property. I also studied architecture and town planning at Yale. And I strongly urge the demolition of this building.

My takeaway from what I've heard at this hearing, is retaining the Barry Building as a historical property is not feasible or economic. The current situation of having this building remaining unoccupied, which is the status quo, is unacceptable.

And it's a danger to the neighborhood. It's been an eyesore. I've seen vagrants enter the property even though it's double fenced. There's been graffiti and broken windows.

A vacant lot would be much safer and open the project to future development. And I love the idea of incorporating the architectural elements of the Barry Building, which would pay homage to this historical site. So again, I strongly urge the demolition.

MS. SIMPSON: Next caller, Pamela Brown. You are now able to speak. Please unmute yourself.

MS. BROWN: Hi. Pamela Brown, Brentwood Community Council board member, but here speaking as an individual who has lived two blocks from the Barry Building for 30 years. I was in support of it being demolished and developed with a nice mixed use building back in 2008 and 2009. It has done nothing but fall into disrepair.

Please allow the demolition. I pass by it at least twice a day. I -- I'm a realtor who, when people move into the area, they question what is up with that building. And when I say it was designated historical because there was Dutton's Books, nobody knows what that is except for people who have been here decades long.

So you know, future development is necessary and important. And the city needs to support the demolition, so that mixed use and housing can be created, and the site can look beautiful once again.

MS. SIMPSON: Next caller, caller ending in 3713. You are now able to speak. Please unmute yourself.

MS. RUTH: Hi. This is Ruth. I'm an unhoused person living in the city of LA in public. And I just am so tired of seeing all these beautiful buildings fall into disrepair when they can be occupied and held vacant. All these beautiful buildings are held vacant, when people could be living or -- or working in them and restoring them.

And I want to see this building not fenced off, not vacant, not falling into disrepair. But I want to see people restore it, and occupy it, and use it. Thank you.

MS. SIMPSON: Next caller, caller ending in 5540. You are now able to speak. Please unmute yourself.

MR. HANES: Good morning. My name is Doug Hanes. I ask that this Commission not recommend certification of the EIR despite the very thorough staff report. CEQA requires a finite project description main- -- and maintain a vacant dirt lot in one of the most expensive locations in the United States is not what I

would call a plausible project, particularly in light of a prior application to develop the site that was submitted by the owner and then taken out.

Without a realistic project description, an accurate alternatives analysis cannot be determined that would incorporate the Barry Building. The EIR is therefore fatally flawed and should be rejected. And I'm going to point out the obvious, which I'm sure all the members of the Commission are aware of because I hear this all the time. All the arguments being made by the applicant's representative can be made for any project, where the owner doesn't want the historic status.

And I'm reminded of the Cinerama Dome. I heard all these arguments before. None of them were plausible. And instead all they did is undermine the process that we have in order to keep this [inaudible] --

MS. SIMPSON: Time.

MR. HANES: -- wonderful city. Thank you.

MS. SIMPSON: Next caller, Chris B. You are now able to speak. Please unmute yourself.

MR. BELL: Hello My name is Chris Bell. I live down the street from the Barry Building and work for a nearby property owner. I'm speaking in strong demoli-

-- strong support of demolition. I walk past this building almost daily. The building is obsolete and extremely unsightly. It has become a nuisance to the local residents and the San Vicente businesses.

This building has been a blight on the community for many years. The applicant should be allowed to proceed with demolition. Thank you.

MS. SIMPSON: Next caller, Matt. You are now able to speak. Please unmute yourself.

MR. MATT: Hi. I've lived in the Brentwood community for 25 years. Really the only good thing about the Barry Building was Dutton's. And Dutton's is long gone. The idea that this is just a part of some cultural heritage is really -- I'm sorry, is just pedantic. It's been an eyesore for the last 15 years. It'll continue to be an eyesore if you don't demolish it.

So let's work together as a community to build something responsible, and useful, and hopefully beautify the -- the neighborhood. Thank you.

MS. SIMPSON: Tiana Simpson, for the record. That concludes our callers at this time.

COMMISSION PRESIDENT MILOFSKY: I believe the council office would like to make a statement.

MR. SILVA: Good morning. President Milofsky,

honorable Commissioners. My name is Sean Silva, speaking on behalf of the office of councilman Traci Park. Thank you allowing me to speak before you again today. I'm here to relay our office's support for the certification of the EIR and a recommendation to adopt a Statement of Overriding Consideration for the property known as the Barry Building.

As this Commission well knows, we are wholly invested in the work of preserving and protecting our city's eclectic trove of historic cultural resources. From the New Bethel Baptist Church, and the Arthur Lloyd Reese home in Venice, the Venice lifeguard tower, to the last home of Marilyn Monroe, we have been active and thoughtful stewards of our district's history.

We have considered the Barry Building site conditions and heard from the community as well. We have worked with the property owners to establish a preservation covenant that ensures the safeguarding of the site's iconic elements, including the staircases and benches. These elements are to be used in the site's future development, paying homage to the Barry Building.

We respectfully request that this Commission certify the EIR and recommend -- recommend

certification of the EIR and a support for a Statement of Overriding Considerations, to acknowledge the potential for this site to be transformed into something that better serves the community. Thank you for your time and consideration of the comments I've made here.

COMMISSION PRESIDENT MILOFSKY: Thank you. All right. Seeing no other public comment, hands raised, let's close public comment to this item. Commissioners? I've got a question for staff. In Melissa's presentation she noted several properties surrounding the Barry Building are owned by the -- under the same ownership. The owner's representative denied that. Can you elaborate on -- on that ownership?

MS. JONES: Yes. Melissa Jones, Office of Historic Resources, for the record. In response to that question, we looked in our zoning and information map access system, known as ZIMAS, which shows assessor records, looking at each of the individual parcels that I highlighted in my presentation that shows that they are under the same exact ownership as the Barry Building. That was verified.

COMMISSION PRESIDENT MILOFSKY: Okay. So the Barry Building really isn't a standalone parcel of 0.6

acres. It's part of a much larger assemblage of parcels.

MS. JONES: It's -- those are all separate parcels. They're not -- they're not part of the same parcel within the same APN number. They're different APN numbers. But they are all owned by the same entity that owns the Barry Building.

COMMISSION PRESIDENT MILOFSKY: But they -- they could be potentially lock tied into a single parcel and developed for housing, which some -- some people, some callers have mentioned --

MS. JONES: Yes. That's a possibility. That would be a separate action. But yes, that -- that could be potentially a possibility.

COMMISSION PRESIDENT MILOFSKY: And -- and possibly even subterranean parking could be accessed through one of those other parcels.

MS. JONES: That's -- that's true. Yes. And that, actually to confirm, so that footprint of the existing buildings that I showed on my presentation, it's actually the exact footprint of the previously proposed project, the Green Hollow Square project was on -- proposed for those same sites.

COMMISSION PRESIDENT MILOFSKY: Okay.

MS. JONES: To further emphasize that those were

-- are owned by the same property owner that owns the Barry Building.

COMMISSION PRESIDENT MILOFSKY: Okay.

MS. JONES: Thank you.

COMMISSION PRESIDENT MILOFSKY: I guess in part, I tend to agree with the 2009 Commission letter. I don't think anything has been stated today that sort of leads me to believe that there's overriding considerations on this. I think what I'm seeing an example of, which is a very bad precedent for the city to start looking at, is demolition by neglect.

If a lot of buildings sit vacant long enough and don't take care of it, it won't fall down on its own. Which in fact raised me -- led me to raise the question to staff when we had a -- a prior meeting, which is if demolition is caused by neglect, is that -- is that subject to the scorched earth policy. And the answer was no.

But I think it's something that the city might want to take a look at in terms of not encouraging properties to remain vacant, unmaintained, and a blight on their neighborhood, and therefore causing demolition. Richard?

COMMISSIONER BARRON: Yeah. The point I was going to bring it up too, demolition by neglect. Demolition

by neglect is a developer strategy that helps get neighborhoods supportive of the demolition because the building has gone to hell in a handbasket. And so now you have a lot of people calling the council office complaining about the neglected building.

As I said before, my office did several buildings like this in terms of adaptive reuse. And it's quite possible that this building could be brought back to its former glory. It's only been hurt by the -- by the demolition by neglect, which has only increased sort of the problems associated with rehabbing the building.

And so I'm supportive of the staff's proposal and -- and their thinking, that we should certify the -- the EIR and not deal with the overriding circumstances.

COMMISSION VICE PRESIDENT KENNARD: The arguments from the staff were persuasive for me. I'm very moved by the issue that Commissioner Barron just spoke about of demolition by neglect, request for demolition. I'm also a strong proponent of modernist architecture. And I believe that it's one of the fewest, as it was pointed out in the staff recommendation, commercial modernist buildings are not very common.

And we had this nomination. I was not on the

Commission when it was designated. But I would have supported that designation of this building as an example of modernist architecture. So I support both recommending -- approving the EIR and also against the demolition.

COMMISSION PRESIDENT MILOFSKY: Commissioner Buelna?

COMMISSIONER BUELNA: Yeah. I was interested to hear the community and they're split. But I'm going to be supportive of no demolition.

COMMISSION PRESIDENT MILOFSKY: Commissioner Kanner?

COMMISSIONER KANNER: Yeah. It's unfortunate that this, as a courtyard building, most of the architectural attributes are not seen by the public. What they see is the exterior, which evidently has been altered, some of the windows, the coverings of the windows, which added to its international style, have been removed. So what the public sees is an abandoned building with fences around it. And obviously that's not a welcome to my neighborhood type of a image, especially for upscale Brentwood.

But it's not the building that has allowed itself to deteriorate. It's the property owner. And I feel that we as a landmark board, we are the people that

have the expertise to understand what is significant and what isn't. And we are the -- I wouldn't say the last word, it obviously goes on to other, you know, city entities. But some of us are architects, some of us are historians. And we've looked at the report. The report, in case the public isn't aware, was about 288 pages long.

And I think it's very clear that the deep pockets property owner has kind of thumbed their nose -- noses -- nose or noses, at preservationists. And in the process has gained support from -- from the community, the Brentwood community, which would like to see something more attractive. And, you know, who knows what'll happen someday. But right now we have to -- I think we have to stay with the opinion that we made in 2007, and recognize that this is a historic structure that needs protection.

COMMISSION PRESIDENT MILOFSKY: Thank you. I'd also like to note that a vacant lot with a chain link fence is no -- no great contributor to the public environment. In fact, it's an attractive nuisance and will probably attract homeless tents in front of it. So I don't see that demolition is -- is remotely alternative in terms of improving the quality, the context of that neighborhood.

Commissioners, do I have motion on either item?

COMMISSIONER BARRON: Richard Barron. I'll move that we -- on the Barry Building, case number 2007-1585, at 11973 San Vicente Boulevard, that we certify the EIR and we not adopt the Statement of Overriding Considerations, and adopt the report findings.

COMMISSION PRESIDENT MILOFSKY: You want to make that into two motions?

COMMISSIONER BARRON: Hmm?

COMMISSION PRESIDENT MILOFSKY: You want to make that into two separate motions?

COMMISSIONER BARRON: Do we need two separate motions?

COMMISSION PRESIDENT MILOFSKY: Sure.

COMMISSIONER BARRON: He's saying no.

COMMISSION PRESIDENT MILOFSKY: Okay.

MALE: You don't. You might want to just clarify the language that you're recommending to the Department of Building and Safety that they certify the EIR. And -- and you're also recommending to the Department of Building and Safety that they not adopt a Statement of Overriding Considerations.

COMMISSION PRESIDENT MILOFSKY: Well said.

COMMISSIONER KANNER: Commissioner Kanner, I second.

COMMISSION PRESIDENT MILOFSKY: Okay. Ari?

MS. BRISKI: Commissioner Barron?

COMMISSIONER BARRON: Yes.

MS. BRISKI: Commissioner Kanner?

COMMISSIONER KANNER: Yes.

MS. BRISKI: Commissioner Buelna?

COMMISSIONER BUELNA: Yes.

MS. BRISKI: Commission Vice President Kennard?

COMMISSION VICE PRESIDENT KENNARD: Yes.

MS. BRISKI: Commission President Milofsky?

COMMISSION PRESIDENT MILOFSKY: Yes.

MS. BRISKI: The motion carries.

COMMISSION PRESIDENT MILOFSKY: Okay. Thank you. And next regular meeting of the Cultural Heritage Commission will be held Thursday, September 19th, 10:00 a.m., Los Angeles City Hall, Room 1010. And we are adjourned at 11:52.

I, Carlo Craig, a transcriber, hereby declare under penalty of perjury that to the best of my ability the above 66 pages contain a full, true and correct transcription of the audio recording that I received regarding the event listed on the caption on page 1.

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

February 11, 2026

Carlo Craig

X 

(https://planning.lacity.gov/plndoc/Audio/CHC/2024/09-05-2024/4_CHC_2007_1585.mp3)

Channel Law Group, LLP

February 17, 2026

Appellant's Comments and Objections to ENV-2019-6645-EIR (SCH #2020-110210), 11973 San Vincente Boulevard Project EIR, Council File: 25-1518 ("Project")

EXHIBIT N

RE: Barry Building Documents

sean.silva@lacity.org Sean Silva Tuesday, October 15, 2024 at 5:51:00 PM Pacific Daylight Time
To: Devin.Myrick@lacity.org Devin Myrick
Cc: Jeff.khau@lacity.org Jeff Khau

Hi Devin,

Providing you some documents that pertain to the Barry Building, which may assist you with your work:

1. Letter to CHC re: Barry Building_07.15.24 – Alston & Bird letter to Ken Bernstein regarding the issuance of a Statement of Overriding Consideration (SOC) – attached as PDF
2. Letter to CHC Attachments – Exhibits to Alston & Bird Letter to Ken Bernstein – attached as PDF
3. Applicant's Presentation to CHC (Barry Building) (Final) – 9.5.24 – Applicant Presentation to CHC; refer to last page for public benefits/SOC – attached as PDF
4. CEQA Findings 10.20.2023 – CEQA Findings related to EIR Certification – attached as PDF
5. Draft Statement of Overriding Consideration – Draft language for a Statement of Overriding Consideration (SOC) – attached as Word document
6. Barry Building Retrofit Scope Costs 10_3_24 – Analysis prepared by Hill International re: economic feasibility of the rehabilitation alternatives studied in the EIR
7. Historic Resources Group email (10.14.24) - E-mail confirmation from historic resource consultant confirming that the updated scope provided in the Barry Building Retrofit Scope Costs 10_3_24 spreadsheet would comply with the Secretary's Standards of Rehabilitation and the California Historic Building Code

Additionally, below are links to the completed Draft Environmental Impact Report (DEIR) and the Final Environmental Impact Report (FEIR) and the associated Appendices referenced in the documents attached.

Draft EIR (DEIR) - 11973 San Vicente Boulevard Project
https://planning.lacity.gov/development-services/eir/11973-san-vicente-boulevard-project-0

Final EIR (FEIR) - 11973 San Vicente Boulevard Project
https://planning.lacity.gov/development-services/eir/11973-san-vicente-boulevard-project-1

I am going to provide other information but am still gathering it.

All the best,
Sean

TRACI PARK COUNCILWOMAN LOS ANGELES CITY COUNCIL 11TH DISTRICT

Sean Silva | Deputy, Venice | Planning Liaison
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***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* ***

Attachments:

1. Letter to CHC re Barry Building_07.15.2024.pdf 355k
2. Letter to CHC Attachments.pdf 2.0M
3. Applicant's Presentation to CHC (Barry Building)(FINAL)- 9.5.24.pdf 520k
4. CEQA Findings 10.20.2023.pdf 583k
5. Draft Statement of Overriding Considerations.docx 29k
6. BARRY BUILDING RETROFIT SCOPE COSTS 10_3_24_OSWELL R3.xlsx 969k
FW_ Barry Building Retrofit Scope.eml 1.4M
image001.png 37k
BARRY BUILDING RETROFIT SCOPE COSTS 10_3_24_OSWELL R3.xlsx 969k

---

Devin.Myrick@lacity.org Devin Myrick Wednesday, October 16, 2024 at 7:04:48 AM Pacific Daylight Time
To: sean.silva@lacity.org Sean Silva

This is great, thank you so much!

Devin Myrick
Asst. Deputy Superintendent of Bldg.
Director of Government & Community Relations
City of Los Angeles Department of Building and Safety
201 N Figueroa St.
Los Angeles, Ca 90012
(213) 792-8291

On Tue, Oct 15, 2024 at 5:53 PM Sean Silva <sean.silva@lacity.org> wrote:

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TRACI PARK COUNCILWOMAN LOS ANGELES CITY COUNCIL 11TH DISTRICT

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park * **11th District**
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |

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---

sean.silva@lacity.org Sean Silva Wednesday, October 16, 2024 at 3:21:02 PM Pacific Daylight Time
To: Devin.Myrick@lacity.org Devin Myrick

Hi Devin,

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All the best,
Sean

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Attachments:

Barry Building letters.docx 154k

Devin.Myrick@lacity.org Devin Myrick Wednesday, October 16, 2024 at 3:36:46 PM Pacific Daylight Time
To: sean.silva@lacity.org Sean Silva

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sean.silva@lacity.org Sean Silva Wednesday, October 16, 2024 at 3:43:54 PM Pacific Daylight Time
To: Devin.Myrick@lacity.org Devin Myrick

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All the best,
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sean.silva@lacity.org Sean Silva Thursday, February 13, 2025 at 9:09:00 AM Pacific Standard Time
To: Devin.Myrick@lacity.org Devin Myrick

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Mobile | (213) 792-8291
Office | (213) 482-0447

LADBS CITY OF LOS ANGELES DEPARTMENT OF BUILDING & SAFETY

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sean.silva@lacity.org Sean Silva Thursday, February 13, 2025 at 9:51:13 AM Pacific Standard Time
To: Devin.Myrick@lacity.org Devin Myrick

Thank you — appreciate the update!

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Cc: sean.silva@lacity.org Sean Silva

Hi Devin,
Asides from the Draft memo I did not. I will reach out to Jason again for additional information about MMP and their findings of the statement of overriding consideration.

Thank you.

***I will be out of office on every other MONDAY;

Faruk Sezer MS, PE, CASp, ICC
Building Civil Engineer
Government and Community Relations Division

Los Angeles Department of Building and Safety

Suite 1080A, 201 N. Figueroa St., Los Angeles, CA 90012

213.482.0093 | dbs.lacity.gov



Click here to Report a DBS Code Violation
Click here to Schedule an Inspection
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faruk.sezer@lacity.org Faruk Sezer Thursday, February 27, 2025 at 9:47:52 AM Pacific Standard Time
To: sean.silva@lacity.org Sean Silva
Cc: Devin.Myrick@lacity.org Devin Myrick

HI Sean
Yes I will keep you posted!

Thank you.

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> Thank you, Devin and Faruk.
>
> Please feel free to keep us looped in on this and, if there's anything we can do to help, please let us know.
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