Veronica Lopez <veronica.lopez@lacity.org>

RE: Request for Extension of Time for Public Hearing - BF 250851 - 11973-11975 W. San Vicente Blvd - Err & Abuse ... Please see email for details ...

1 message

Ziggy Kruse <ziggykruse2005@yahoo.com> Thu, Nov 6, 2025 at 1:26 PM
Reply-To: Ziggy Kruse <ziggykruse2005@yahoo.com>
To: Veronica Lopez <veronica.lopez@lacity.org>
Cc: Susan Brandt-Hawley <susanbh@me.com>, "Esq. Coryn Kahn" <clkesq@outlook.com>, Bob Blue <bob.blue@live.com>, Ziggy Kruse <ziggykruse2005@yahoo.com>, Faruk Sezer <faruk.sezer@lacity.org>, "kenneth.fong@lacity.org" <kenneth.fong@lacity.org>, Hydee Feldstein-Soto <hydee.feldsteinsoto@lacity.org>, "osama.younan@lacity.org" <osama.younan@lacity.org>

Dear Ms. Lopez and Commissioners:

We are respectfully requesting an extension of time for the Public Hearing before the LADBS' Board of Commissioners on November 18, 2025 regarding **BF 250851** (11973 San Vicente Blvd) until the next available regular meeting before the LADBS Board of Commissioners.

The currently provided time frame for submitting any presentation and/or comments on the most recently released Staff Report for BF 250851 has been cut short due to the delay by LADBS in releasing that report. Our original request for the Staff Report was made on October 22, 2025, which was the date of LADBS' email of the Hearing Notice.

Regardless of LADBS policy, the Staff report is a public document and should have been released without delay when our request was made to you on October 22, 2025. Instead it was released on November 3, 2025.

According to the Appeal Form, the Staff Report was to be completed within 60 of the 07-08-2025 filing of the Appeal. That would make the completed report due on 09-06-2025.

In this particular case a **total of 106 days** were utilized by LADBS in order to complete the Report. That is a ***total of 46 extra days*** for LADBS to obtain the necessary information needed to complete its staff report.

However, the public, the appellant and the applicant have been given only a total of 8 days to submit their comments, presentation and other materials in response to the report.

Another item to take into consideration is that November 11, 2025 is Veterans Day, a Federal and City Holiday and it takes away one day from the calendar.

Furthermore, the staff report addresses the issues raised by us in our July 20, 2025 comment letter in support of the appeal. However, this letter was not part of the appeal, but rather a public comment letter submitted directly to the Board of Commissioners for them to read without being filtered and analyzed by LADBS staff.

We were surprised to see that Staff addressed the issues we raised directly to the Board of Commissioners.

That in itself warrants an extension of time for the public hearing, which will allow us as members of the public to better understand the codes Staff cites and relies on, and to provide a response to the Board in writing, as well as during a public hearing.

In Summary:

- **10-22-2025:** Hearing Notice emailed for the 11-18-2025 Board of Commissioners hearing, but no Staff Report was included.
- **11-03-2025:** The Staff Report was provided to the public. This is 12 (twelve) days after the Hearing Notice was emailed.
- **11-11-2025:** This is Veterans Day, a Federal and City Holiday.
- **11-12-2025:** Deadline for material for the 10-minute presentations.

  This leaves 8 (eight) days for the public, the appellant and the applicant to submit their comments, presentation and other materials in response to the report.
- **11-18-2025:** LADBS Board of Commissioner's hearing

Given the fact that LADBS had a total of **106 days** to complete the report, and affords the public only 8 days to respond in a meaningful way to a 724 page document is not a fair process.

With all of the above in mind, we respectfully request an extension of the 11-18-2025 Public Hearing regarding **BF 250851** until the next available regular meeting before the LADBS Board of Commissioners.

Please let us know if you have any questions or need any additional information regarding our request.

We thank you in advance for your assistance.

Sincerely,
Sieglinde Kruse Blue and Robert Blue

Veronica Lopez <veronica.lopez@lacity.org>

RE: Follow up regarding our Request for Extension of Time for Public Hearing - BF 250851 - 11973-11975 W. San Vicente Blvd - Err & Abuse ... Please see email for details ...

1 message

Ziggy Kruse <ziggykruse2005@yahoo.com> Sun, Nov 9, 2025 at 3:07 PM
Reply-To: Ziggy Kruse <ziggykruse2005@yahoo.com>
To: Veronica Lopez <veronica.lopez@lacity.org>
Cc: Susan Brandt-Hawley <susanbh@me.com>, "Esq. Coryn Kahn" <clkesq@outlook.com>, Bob Blue <bob.blue@live.com>, Faruk Sezer <faruk.sezer@lacity.org>, "kenneth.fong@lacity.org" <kenneth.fong@lacity.org>, Hydee Feldstein-Soto <hydee.feldsteinsoto@lacity.org>, "osama.younan@lacity.org" <osama.younan@lacity.org>, "kathryn.phelan@lacity.org" <kathryn.phelan@lacity.org>

Dear Board President Stevens and Commissioners:

This is a follow up email to our November 6, 2025 email to your Board and Ms. Lopez, in which we requested an extension of time for the Public Hearing before the LADBS' Board of Commissioners on November 18, 2025 regarding **BF 250851** (11973 San Vicente Blvd). We had asked that the Hearing be continued until the next available regular meeting before the LADBS Board of Commissioners.

In her November 6, 2025 response to our email Ms. Lopez stated that our correspondence will be added to the commissioners' packages for their consideration. From previous email communication we know that the package will be provided to your board on the Thursday before the hearing, which would be November 13, 2025.

However, considering that the deadline imposed by LADBS to present a copy of any presentation to the LADBS Board of Commissioners by **November 12, 2025** is infeasible due to the reasons listed below, and we believe that this warrants our urgent request.

As listed and elaborated below, the currently provided time frame for submitting any presentation and/or comments on the most recently released Staff Report for BF 250851 has been cut short due to the delay by LADBS in releasing that report.

The Staff Report is dated October 15, 2025, but it was not released until November 3, 2025. That is 19 days after the report was written.

Furthermore, our original request for the Staff Report was made on October 22, 2025, which was the date of LADBS' email of the Hearing Notice.
Regardless of LADBS policy, the Staff report is a public document and should have been released without delay when our request was made to you on October 22, 2025. Instead it was released on November 3, 2025, which is 12 days after our request was made.

The Staff Report was supposed to be completed within 60 days of the 07-08-2025 Appeal. That would make the completed report due on 09-06-2025. Staff utilized an additional 39 days to complete its report on October 15, 2025.

However, the public, the appellant and the applicant have been given only a total of 8 days to submit their comments, presentation and other materials in response to the report and to be included in the commissioners' package.

Another item to take into consideration is that November 11, 2025 is Veterans Day, a Federal and City Holiday and it takes away one day from the calendar.

As mentioned in our November 6, 2025 email to your board and Ms. Lopez, LADBS staff also addressed the issues raised by us in our July 20, 2025 comment letter in support of the appeal in its October 15, 2025 report. However, this letter was not part of the appeal, but rather a public comment letter submitted directly to the Board of Commissioners for them to read without being filtered and analyzed by LADBS staff.

We reiterate that this in itself warrants an extension of time for the public hearing, which will allow us as members of the public to better understand the codes Staff cites and relies on, and to provide a meaningful response to the Board in writing, as well as during a public hearing.

In Summary:

- **10-15-2025** Staff report written / completed
- **10-22-2025:** Hearing Notice emailed for the 11-18-2025 Board of Commissioners hearing, but no Staff Report was included.
- **11-03-2025:** The Staff Report was provided to the public. This is 12 (twelve) days after the Hearing Notice was emailed.
- **11-11-2025:** This is Veterans Day, a Federal and City Holiday.
- **11-12-2025:** Deadline for material for the 10-minute presentations.

  This leaves 8 (eight) days for the public, the appellant and the applicant to submit their comments, presentation and other materials in response to the report.

- **11-18-2025:** LADBS Board of Commissioner's hearing

With all of the above in mind, we respectfully request an extension of the 11-18-2025 Public Hearing regarding **BF 250851** until the next available regular meeting before the LADBS Board of Commissioners.

Please let us know if you have any questions or need any additional information regarding our request.

We thank you in advance for your assistance.

Sincerely,
Ziggy Kruse Blue and Robert Blue

On Thursday, November 6, 2025 at 03:29:16 PM PST, Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Afternoon Ziggy,

Thank you for your correspondence. It will be added to the commissioners' packages for their consideration.

Respectfully,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
(213) 482-7429

Please note my Regular-Day-Off (RDO) is every other Friday.

For general Zoning and Building code questions, please refer to our call center at 311 or (213) 473-3231 to speak with an LADBS Call Center Engineer. Also, for additional information you may visit our website at dbs.lacity.gov

On Thu, Nov 6, 2025 at 1:27 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Dear Ms. Lopez and Commissioners:
>
> We are respectfully requesting an extension of time for the Public Hearing before the LADBS' Board of Commissioners on November 18, 2025 regarding **BF 250851** (11973 San Vicente Blvd) until the next available regular meeting before the LADBS Board of Commissioners.
>
> The currently provided time frame for submitting any presentation and/or comments on the most recently released Staff Report for BF 250851 has been cut short due to the delay by LADBS in releasing that report. Our original request for the Staff Report was made on October 22, 2025, which was the date of LADBS' email of the Hearing Notice.
>
> Regardless of LADBS policy, the Staff report is a public document and should have been released without delay when our request was made to you on October 22, 2025. Instead it was released on November 3, 2025.
>
> According to the Appeal Form, the Staff Report was to be completed within 60 of the 07-08-2025 filing of the Appeal. That would make the completed report due on 09-06-2025.
>
> In this particular case a **total of 106 days** were utilized by LADBS in order to complete the Report. That is a ***total of 46 extra days*** for LADBS to obtain the necessary information needed to complete its staff report.
>
> However, the public, the appellant and the applicant have been given only a total of 8 days to submit their comments, presentation and other materials in response to the report.
>
> Another item to take into consideration is that November 11, 2025 is Veterans Day, a Federal and City Holiday and it takes away one day from the calendar.
>
> Furthermore, the staff report addresses the issues raised by us in our July 20, 2025 comment letter in support of the appeal. However, this letter was not part of the appeal, but rather a public comment letter submitted directly to the Board of Commissioners for them to read without being filtered and analyzed by LADBS staff.
>
> We were surprised to see that Staff addressed the issues we raised directly to the Board of Commissioners.

That in itself warrants an extension of time for the public hearing, which will allow us as members of the public to better understand the codes Staff cites and relies on, and to provide a response to the Board in writing, as well as during a public hearing.

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- **11-12-2025**: Deadline for material for the 10-minute presentations.

  This leaves 8 (eight) days for the public, the appellant and the applicant to submit their comments, presentation and other materials in response to the report.
- **11-18-2025**: LADBS Board of Commissioner's hearing

Given the fact that LADBS had a total of **106 days** to complete the report, and affords the public only 8 days to respond in a meaningful way to a 724 page document is not a fair process.

With all of the above in mind, we respectfully request an extension of the 11-18-2025 Public Hearing regarding **BF 250851** until the next available regular meeting before the LADBS Board of Commissioners.

Please let us know if you have any questions or need any additional information regarding our request.

We thank you in advance for your assistance.

Sincerely,
Sieglinde Kruse Blue and Robert Blue

Veronica Lopez <veronica.lopez@lacity.org>

RE: Barry Building demolition Project … Request for Time to Present Rebuttal Arguments at the 11-18-2025 LADBS' Board of Commissioner Hearing for BF 25851 …

1 message

Ziggy Kruse <ziggykruse2005@yahoo.com> Tue, Nov 11, 2025 at 8:28 PM
Reply-To: Ziggy Kruse <ziggykruse2005@yahoo.com>
To: Veronica Lopez <veronica.lopez@lacity.org>
Cc: "Esq. Coryn Kahn" <clkesq@outlook.com>, "kenneth.fong@lacity.org" <kenneth.fong@lacity.org>, "kathryn.phelan@lacity.org" <kathryn.phelan@lacity.org>, Hydee Feldstein-Soto <hydee.feldsteinsoto@lacity.org>, "osama.younan@lacity.org" <osama.younan@lacity.org>, Faruk Sezer <faruk.sezer@lacity.org>, Bob Blue <bob.blue@live.com>, Ziggy Kruse <ziggykruse2005@yahoo.com>

Dear Ms. Lopez and LADBS' Board of Commissioners:

This email is our formal request for an opportunity to present our rebuttal arguments and evidence regarding the LADBS Staff Report dated October 15, 2025 at the November 18, 2025 LADBS' Board of Commissioners Hearing.

Given that the Staff Report addressed not only the core points in the original appeal filed by *Angelenos for Historic Preservation* but also material arguments raised in **our public comment letter**, we are requesting time to present our counter arguments and specific rebuttal evidence at the public hearing. Our letter was not part of the Appeal and should therefore be treated separately and fairly.

We did not expect or request that LADBS staff respond to our public comment letter which was directly addressed to the Board of LADBS Commissioners and not LADBS staff.

However, since LADBS staff addressed our letter directly we now would like to have a fair and equal opportunity to respond and rebut the LADBS' staff report during the public hearing, **independently** of the appellant's presentation.

Therefore, we respectfully request a total of no more than 10 minutes during a dedicated time slot at the November 18, 2025 LADBS' Board of Commissioners meeting to ensure due process and a fair consideration of all facts and legal arguments surrounding our public comments.

Please advise on the appropriate allocation of time and the procedure for presenting our rebuttal.

Thank you for your prompt consideration of this request.

Sincerely,
Sieglinde Kruse Blue and Robert Blue

Robert Blue & Sieglinde Kruse Blue
640 South Saltair Ave
Los Angeles, CA 90049
bob.blue@live.com ziggykruse2005@yahoo.com

November 6, 2023

Via EMAIL to:
James Harris
City of Los Angeles
Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
james.harris@lacity.org

The Board of Building and Safety Commissioners
C/o: Veronica Lopez, Board Secretary
veronica.lopez@lacity.org

Cultural Heritage Commission
C/o: Commission Executive Assistant
chc@lacity.org

cc to:
councilmember.park@lacity.org
jeff.khau@lacity.org

Subject:
Rebuttal to FEIR Appendix C, Letter Regarding Parcel Ownership
Case Number: ENV-2019-6645-EIR
Project Name: 11973 San Vicente Boulevard Project
Project Location: 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049

Dear Mr. Harris, et al:

Please add this letter with its attachment to case file number ENV-2019-6645-EIR (Administrative Record), hereinafter "Project", and please distribute the letter to all board members and commissioners.

1. The applicant acknowledges that the California Secretary of State's *Statement of Information* (SOI) and the *Property Detail Reports* provided in the Blue Letter for the properties owned by 11973 San Vicente, LLC and 11991 San Vicente, LLC is accurate.

2. The most recent SOI forms for 11973 San Vicente, LLC and 11991 San Vicente, LLC submitted to the California Secretary of State and dated May 15, 2023 remain unchanged. *(Attachments A and B)*

The two LLC's, *11973 San Vicente, LLC* and *11991 San Vicente, LLC* share the same managers, Borthwick and Munger who have a familial relationship to each other. *(Attachments C through E)*

3. The applicant's representative provides no evidence, such as the most current LLC Operating Agreements, that the ownership interests in 11973 San Vicente, LLC and 11991 San Vicente, LLC are different.

4. Regardless of ownership interest, the applicant does not deny that all the properties owned by *11973 San Vicente, LLC* and *11991 San Vicente, LLC* will be sold and developed as part of a larger project. Except for AIN #4404-026-008 (11901 Saltair Terrace), these are the same grouping of properties for the Brentwood Town Green Project (SCH Number 2009061062).

5. In Appendix E of the FEIR, the applicant's representative stated that the owner's intent is "...to clear all buildings from the property and then next the necessary steps to place the property on the market for sale."[1]

Clearly placing these properties for sale is not limited to the "subject property" as described in Mr. Casey's letter to Mr. Furuya, but rather, it is reasonable to foresee the sale of all parcels owned by *11973 San Vicente, LLC* and *11991 San Vicente, LLC* combined at the same time.

6. The FEIR must account for reasonably foreseeable future project phases or related projects on all parcels currently owned by *11991 San Vicente, LLC* and *11973 San Vicente, LLC* under common managers, Borthwick and Munger.

The March 2015 CEQA Case Studies, "*Consider the Whole Action: How to Avoid Segmenting*" (California Office of Historic Preservation) states in part:

[1] Casey, Edward J. (February 8, 2021). [Letter from Edward J. Casy to Bradley Furuya], Appendix E of FEIR

> "**When a Project Description involves only demolition of a historic resource, the project is likely being segmented,** which is discouraged by CEQA. This approach deprives the public of the entire scope of potential environmental impacts, and potential benefits of the proposed project, and keeps the project proponent from exploring the full range of reasonable alternatives that come through the public comment process."[2] *(**Bold** added for emphasis) (Attachment F)*

7. Unless the City puts a restriction on future development by the current and successor owners for a period of [5] years, it can be reasonably assumed that a near term future sale and development of the Barry Building Property will be done with the parcels assembled by the two LLCs.

Please acknowledge receipt of this letter and its attachments.

Thank you.

Sincerely,

Robert Blue
Robert Blue

Sieglinde Kruse Blue
Sieglinde Kruse Blue

List of Attachments:

ATTACHMENT A: 05-15-2023 Statement of Information, 11973 San Vicente, LLC, B1754-5186
ATTACHMENT B: 05-15-2023 Statement of Information, 11991 San Vicente, LLC, B1754-4937
ATTACHMENT C: PARCEL MAP showing ownership
ATTACHMENT D: Familial Relationship between the two managers
ATTACHMENT E: Table of Assembly of Property Parcels
ATTACHMENT F: March 2015 CEQA Case Studies, *"Consider the Whole Action: How to Avoid Segmenting"* (California Office of Historic Preservation)

---

[2] CEQA Case Studies, *"Consider the Whole Action: How to Avoid Segmenting"* (California Office of Historic Preservation, March 2015)

ATTACHMENT
A

BA20230789408

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) 653-3516

For Office Use Only

-FILED-

File No.: BA20230789408

Date Filed: 5/15/2023

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
Charles T. Munger	300 S. Grand Avenue, 37th floor Los Angeles, CA 90071
William Harold Borthwick	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.

B1754-5186 05/15/2023 10:05 AM 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.

Margaret H Strong	*05/15/2023*
Signature	Date

B1754-5187 05/15/2023 10:05 AM Received by California Secretary of State

ATTACHMENT
B

BA20230789322

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) 653-3516

For Office Use Only

-FILED-

File No.: BA20230789322

Date Filed: 5/15/2023

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
Charles T. Munger	300 S. Grand Avenue, 37th floor Los Angeles, CA 90071
William Harold Borthwick	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.

B1754-4937 05/15/2023 9:59 AM Received by California Secretary of State

Electronic Signature

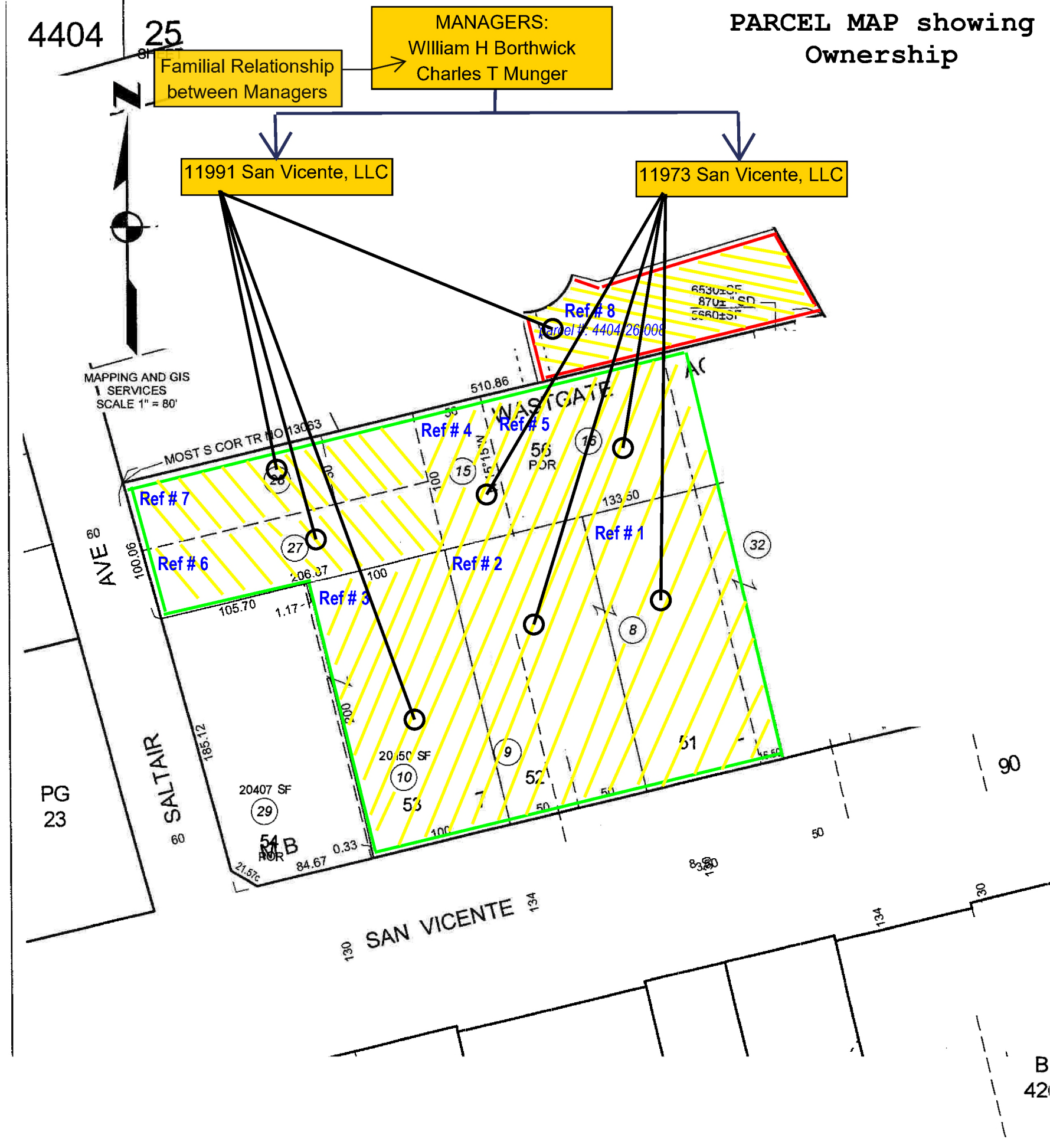
☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

Margaret H Strong	*05/15/2023*
Signature	Date

B1754-4938 05/15/2023 9:59 AM Received by California Secretary of State

ATTACHMENT
C

PARCEL MAP showing Ownership

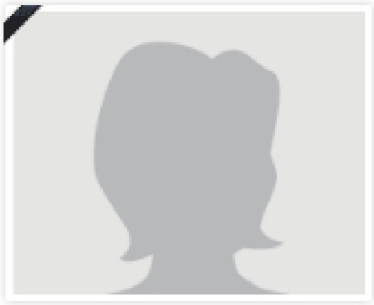


ATTACHMENT
D

Geni Home People Projects Genealogy DNA Tests Search People

Nancy Munger

‹ Back to Munger surname



Nancy Munger (Barry)

Birthdate: 1923

Death: February 06, 2010 (86-87)

Immediate Family: Daughter of David Noble Barry, Jr. and Emilie Barry
Wife of 1st Husband Borthwick and Charlie Munger
Mother of William Harold Borthwick; David B Borthwick; Private; Private; Private and 1 other
Sister of Private and Private

Managed by: Alex Bickle

Last Updated: February 13, 2017

View Complete Profile

Historical records matching Nancy Munger

view all matches ›



Nancy Elizabeth Barry in FamilySearch Family Tree



Nancy E Borthwick in 1950 United States Federal Census



Nancy Elizabeth Barry in MyHeritage family trees (Crain Web Site)

Immediate Family

view all 14

1st Husband Borthwick husband	William Harold Borthwick son	David B Borthwick son
 Charlie Munger husband	Private child	Private child
Private child	Private child	Emilie Barry mother
David Noble Barry, Jr. father	Private sibling	Private sibling

ATTACHMENT
E

Table of Assembly of Property Parcels

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

Table of Assembly of Property Parcels

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

ATTACHMENT
F

California Office of Historic Preservation

CEQA Case Studies

MARCH 2015 VOLUME II



THE CALIFORNIA OFFICE OF HISTORIC PRESERVATION COMMENTS ON CEQA DOCUMENTS AS AN AUTHORITY ON HISTORIC AND CULTURAL RESOURCES. THIS PUBLICATION USES CASE–STUDIES TAKEN FROM ENVIRONMENTAL DOCUMENTS PRODUCED IN CALIFORNIA TO HELP ENVIRONMENTAL ANALYSTS AND LEAD AGENCIES UNDERSTAND HISTORICAL AND CULTURAL RESOURCE IDENTIFICATION AND EVALUATION.

THIS IS NOT AN OFFICIAL POLICY DOCUMENT, BUT THE EXAMPLES INCLUDED CAN HELP PROFESSIONALS AND DECISION MAKERS UNDERSTAND HISTORIC AND CULTURAL RESOURCE EVALUATION AS AN INTEGRAL ELEMENT IN SUCCESSFUL COMPLETION OF THE CEQA PROCESS.

Consider the Whole Action: How to Avoid Segmenting

One important element in any project review is the Project Description. As outlined in the CEQA Guidelines Section 15124, the Project Description section of an environmental document provides the reviewer with several key pieces of information about the project and the baseline environmental conditions. The Project Description should include project location, objectives, and a scope of work. A Project Description should be a thoughtful attempt to describe the whole project to the public. If manipulated, the Project Description can cause the environmental impact analysis process to go awry, misleading the public and decision makers.

When dealing with impacts to historical resources, several missteps have become common in the Project Description section of CEQA documents. Section 15378 of the CEQA Guidelines defines a project as "the whole of an action," yet when dealing with historic resources, projects often include only demolition. Demolition of a building or structure needs to also evaluate the future use of the site. The goal of CEQA is to provide decision-makers with enough information about the environmental impacts of a proposed project to make an informed decision. OHP encourages Lead Agencies to insist project applicants describe the future use of the site when proposing to demolish a historic resource.

Another misstep often befalling project applicants and Lead Agencies is carefully defining the project objectives as part of the description. It is difficult to draft clear project objectives if the entire scope of the project is unknown. Defining the project as including only demolition makes it difficult for the public to comment on the project impacts because the full scope is not defined.

In our case study, a Lead Agency is trying to revitalize a large civic center complex built in the 1960s. The Lead Agency prepared an EIR that proposed demolition and stated that mounting maintenance and security concerns over a vacant building (previously deemed eligible for listing on the National Register) were untenable. At the same time, the city was soliciting proposals to redevelop the site of the courthouse and the remaining civic center complex. The Lead Agency had a greater vision in mind for the area, but because the Project Description included only demolition, those plans could not be considered by the public.

When a Project Description involves only demolition of a historic resource, the project is likely being segmented, which is discouraged by CEQA. This approach deprives the public of the entire scope of potential environmental impacts, and potential benefits of the proposed project, and keeps the project proponent from exploring the full range of reasonable alternatives that come through the public comment process.

CEQA can provide an opportunity to engage in participatory community planning. Participatory community planning involves an interaction and exchange of ideas between the project applicant, Lead Agency, the public, and decision makers. This process starts with a good Project Description that offers the participants the full scope of the proposed project.



CEQA Case Studies

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Requesting CEQA Comments from OHP

Requests for OHP comments from local agencies and concerned local citizens should be made at least two weeks prior to the end of the comment period for the CEQA document prepared for the project in question. Requests made any closer to the end of the comment period will generally not provide OHP with sufficient time to respond to the request. Requests must be made in writing (e-mail, fax, or mail) and should include as much information as possible about the project (name, location, and project description); historical resources information (name of property, location, property description and significance); lead agency information (contact person, contact information, other involved agencies); and CEQA process (document type, comment period).

OHP is occasionally contacted by members of the public who feel that a CEQA document should have been prepared for a specific project, but one was not. When making a request for comments from OHP in such a circumstance, OHP should still be given at least two weeks prior to any final action on the project in question to respond. A shorter time frame will generally not provide OHP with sufficient time in which to do so. To the extent possible, the same information as described above should be provided.

OHP recognizes that there may be times when no CEQA document is prepared and it is not possible to provide OHP with sufficient information on which to act prior to a lead agency's final action on a project. In such circumstances, and subject to OHP commenting criteria listed below, OHP may request that the lead agency provide additional time in which OHP may provide further comments. The closer the request is made to anticipated final action by a lead agency, though, the less likely it is that OHP will take any action.

OHP is also occasionally contacted by members of the public for advice and assistance with general CEQA questions not related to a specific project. OHP will attempt to respond to all written requests for advice and assistance with general CEQA questions within a timely manner. All requests should include the name and affiliation of the person making the request and contact information, including phone number, fax number, and email address. Please allow at least two weeks for OHP to respond.

The Office of Historic Preservation (OHP) may choose to comment on the CEQA compliance process for specific local government projects. OHP has commented on CEQA documents and advised lead agencies since the 1970s. However, it was not until the adoption of the California Register of Historical Resources regulations in 1992 and the 1998 amendments to CEQA that defined historical resources, that OHP initiated a specific CEQA program. Because OHP has no formal authority of local government agencies in California, this program is approached in a more informal manner than our commenting responsibilities under Section 106 of the National Historic Preservation Act or comments on state projects under Public Resources Code Section 5024.5, which pertains to State Owned Historic Properties.

CEQA Resources

- PRC Section 21083.2-21084.1
- CEQA Guidelines CCR Section 1500-15387
- Advocating for Historic Resources Under CEQA

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OUR FILE NUMBER:

March 5, 2024

VIA eMail Only Mindy.Nguyen@lacity.org
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Los Angeles, CA

Re: SUPPLEMENTAL Comments – Defective Alternatives Analysis and Project Description Sections of the ENVIRONMENTAL IMPACT REPORTS for the Proposed Demolition of the Historic and Culturally Significant Barry Building Case No. ENV-2019-6645- EIR; SCH 2020110264; 11973 San Vicente Blvd; Los Angeles, CA 90049.

Dear Ms. Nguyen:

This firm represents the Blue Family, who are homeowners and reside at the single-family home north of San Vicente Boulevard on Saltair Avenue. The issue arises out of the proposed demolition of the historically and culturally significant Barry Building and the foreseeable and inevitable but unannounced future development of uncertain scale and scope (referred to herein as the "Current Project") proposed for 11973 San Vicente Boulevard (hereinafter referred to as the "Site" or "Subject Property.")

The purpose of this letter is to supplement our previous letter regarding legal deficiencies in the Draft Environmental Impact Report (DEIR) for the Current Project and to rebut certain comments made in the Final Environmental Impact Report (FEIR) that misstate the law and/or the facts and/or the applicable statutes, guidelines and case law comprising the California Environmental Quality Act (hereinafter referred to as "CEQA.")

EVIDENCE/ARGUMENT REGARDING INSUFFICIENCIES OF THE ALTERNATIVES ANALYSIS AND ITS RELATIONSHIP WITH A TRUNCATED AND DEFICIENT PROJECT DESCRIPTION

GENERAL DEFECTS IN THE ALTERNATIVES ANALYSIS

The premise underlying the choices used to identify the range of reasonable alternatives examined in the DEIR improperly distorted that process resulting in a manipulation towards a directed result. It was a false pretense.

The false pretense is that the time had run out to continue the status quo of the building necessitating either the demolition of the Barry Building or the re-development of the Site, and here was the second pretense - as a stand-alone project, to comply with the Soft Story Ordinance. "Our hands are tied." Neither the law nor the facts support either one of these two false pretenses.

First, the Soft Story Ordinance only applies to the south building. Because the Site of the Barry Building is completely fenced in and all of the component buildings are vacant and boarded up, there can be no risk of injury to anyone over an interim period during which time a replacement project can be considered. The health and safety risks to the community, if any, in the event of a catastrophic earthquake identified in the DEIR are limited to the potential of falling debris at the sidewalk adjacent to the south wing of the buildings that comprise the Barry Building compound. There are many ways to temporarily mitigate this risk as building sites all ~~of~~ over the City demonstrate.

Second, the Soft Story Ordinance provides a separate compliance procedure for an historical resource. As a culturally and historically designated building, preempted by State law, that is the authority that dictates the earthquake compliance measures applicable to the Barry Building.[1] This shift in the authority changes the considerations regarding the rule of reasonable alternatives by among other things, defusing the urgency to demolish, creating financing options, and allowing more time for the possibility of preservation.

Third, the Soft Story Ordinance itself provides for the right to apply for relief from its strict application. The unique facts and circumstances in this case raise the potential that a grant of such relief might be tailored to meet the unique facts presented. These unique facts distinguish the demolition of the Barry Building from the thousands of other buildings subject to the Soft Story Ordinance.

Fourth, the Soft Story Ordinance does not reflect the City's policy decision to generate urban renewal by the wholesale replacement of inadequately engineered buildings. Its intention

[1] The undersigned questions the authority of the Notice to Comply that the applicant relies on because it fails to acknowledge the exception under the Ordinance that applies to the Barry Building as a designated historically significant resources. This defect prejudicially taints the entire DEIR and the failure to identify and consider a reasonable range of alternatives well illustrates this prejudice.

is to induce preservation deemed necessary to enhance the structure of existing buildings to protect the safety of the community from the known risks of catastrophic earthquakes by means of renovation.

None of these material aspects of the law applicable to the Barry Building was identified in the DEIR. Yet all of it, plus specific facts discussed in greater detail below, are relevant considerations regarding the purpose of the instant application – the request to demolish and permanently remove a designated historical and cultural resource that illustrates and embodies the core urban design principles stated in and underlying the San Vicente Scenic Corridor Specific Plan.[2]

The many relevant environmental facts and related circumstances that distinguish this Project from the overwhelming sameness of a vast majority, if not all, of the buildings subject to renovation requirements of the Soft Story Ordinance that bear on the range of reasonable alternatives, without limitation and in no particular order, include: 1) the designation of the Barry Building as both historically and culturally significant; 2) the self-evident fact that once the south building has been demolished, there no longer can be an alternative regarding the re-activation of the Site incorporating the historic building into a re-development project; 3) the overwhelming evidence of common ownership and control over at least 4 and as many as 8 contiguous lots that allow for the Barry Building's preservation as a component of a re-development of several adjacent lots which would increase the feasibility of its preservation; 4) the applicant's stated intent to sell the Site; 5) the Site of the Barry Building is completely fenced and all of the component buildings are vacant and boarded up; 6) the inherent, and therefore reasonably foreseeable temporariness of a vacant lot as only an interim land use; 7) the incorrect foundational assumption that demolition is being driven by a compliance deadline; 8) the reasonably foreseeable, indeed the likelihood the Site will be of developed in combination with other lots, allowing a far broader range of reasonable alternatives; 9) the prior submission of a project consisting of redevelopment of the Site in combination with other lots that included the preservation of key historical and cultural elements of the Barry Building; 10) the purpose of the Soft Story Ordinance is only to cause renovation and only to enhance safety related to the risk of an earthquake, not to remove buildings; 11) the building is presently secure from use, unauthorized entry, vandalism, it is regularly maintained and has been so for a number of years; 12) The Barry Building illustrates and embodies the core urban design principles stated in and underlying the San Vicente Scenic Corridor Specific Plan and serves as a visual exemplar of the form of development contemplated in that Specific Plan; and 13) only a tiny fraction of buildings that are designated historically or culturally significant require changes to enhance safety under the Soft Story Ordinance.[3]

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[2] This aspect of the Barry Building also supports what should have been a key environmental consideration that however was overlooked, particularly with respect to considering the factors relevant to compliance with the Soft Story Ordinance by means other than demolition.

[3] Response to Comment No. A3-5 The Applicant has provided a letter dated May 22, 2023, which provides: (a) the soft-story building inventory list provided by the Los Angeles Department of Building and Safety on May 12, 2023; (b) the latest monthly report prepared by the City showing compliance by those buildings with the Soft Story Ordinance; and (c) the list of those buildings that have been

Together, these many facts support a unique solution to meet the intentions of the Soft Story Ordinance. CEQA does not provide for "a one size fits all" analysis. All of the relevant environmental circumstances dictate what is required to comply with CEQA. These omissions regarding the applicable law and facts demonstrate were not taken into account in developing the range of alternatives thus rendering inadequate the Alternatives Analysis.

These facts and likely others can be used to comply with the Soft Story Ordinance by applying for a tailored exception to strict application of it that is specifically allowed by the law. Under the circumstances presented here, that is the next step required to comply with CEQA.

The outcome of an administrative process cannot be presumed. As listed above, there are many unique facts applicable to this building. The undersigned is informed and believes that the applicant has not sought to obtain any form of relief from the demolition provisions of the Soft Story Ordinance.

The applicant should not be able to rely on an unsupported, and here the dubious presumption that no relief can be obtained leaving only demolition to comply with the Soft Story Ordinance. CEQA requires good faith. The applicant must be able to establish as fact that no meaningful relief could be achieved, before relying on the inaccurate, artificial, indeed self-imposed limitation it relied on to develop its range of reasonable alternatives. In other words, applicant must exhaust administrative remedies, if in a court challenge to the DEIR inadequacy of the Alternative Analysis, the applicant would seek to defend its range of reasonable alternatives. Albeit unusual for a developer to comply with the doctrine of exhaustion, there is no reason why it should not apply equally under such circumstances here.

In any event, the applicant cannot reasonably or in good faith argue it has developed a range of reasonable alternatives that failed to take all relevant facts into account and failed to seek administrative exceptions that are expressly provided in the very ordinance applicant argues are the Project Objectives which allegedly compel demolition.

SPECIFIC DEFECTS IN THE ALTERNATIVES ANALYSIS

Whereas the DEIR is not required to consider alternatives offered by commentators, the comments herein regarding the defects in the Alternatives Analysis demonstrate the failure to meet the CEQA requirements regarding a lawful Alternatives Analysis and Project Description.

Specifically, the choice of the range of alternatives chosen in the DEIR illustrates two carefully crafted Project Objectives to direct an intended result - demolition. Based on the established facts and circumstances, this approach does not comply with the principles governing CEQA regarding a Project seeking to demolish a designated significant historical and cultural

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designated as HCMs under the City's Cultural Heritage Ordinance. . . . Based on the information in Appendix M. . . ***only 0.032-percent of all HCM buildings have been deemed subject to the Soft-Story Ordinance*** (Emphasis added.)

resource. Indeed, this approach is even more abhorrent where, as here, there is no proposed replacement use under consideration for potential environmental impacts. This conclusion is well supported by the alternatives chosen in the DEIR.

Throughout the entire DEIR, the assumptions, choices, and analyses confirm it was developed from only one perspective – that of mandatory demolition because time has run out for anything else. This was a manipulation of the environmental analysis by misreading, by omissions, by pretense and by directions to achieve a pre-determined result.

That the environmental analysis was shaped to reach an intended result was not sincerely developed is demonstrated throughout. For example, the Soft Story Ordinance Section 91.306.5 allows for slight modifications, without defining any limitations to that allowance.[4] Under the unique facts listed above, nothing can be presumed about what City will allow to delay or entirely avoid demolition. Therefore, the very authority described in the Project Objectives but not considered in the DEIR provided an alternative of applying to the Department under the Soft Story Ordinance Section 91.306.5 to obtain permission to comply by means other than demolition. The first stated Project Objective demonstrates a predetermined intent, yet it misses the mark by omitting the two exceptions allowed in the Soft Story Ordinance itself – historical resources are subject to State law and slight exceptions may be obtained.

Regarding the second stated Project Objective, it is acknowledged that while City has a legitimate interest in protecting the health and safety of the community, it must be balanced with its duty to protect and preserve scarce historically and culturally significant resources. The applicant knows that there has been little to zero need to abate fire, loitering, or vandalism. The voluntary mitigating steps already undertaken have been successful. Without evidence of the opposite, it must be assumed that the mitigation of fencing, boarding up and maintenance along with policing of the site by the community and by the police department have eliminated those theoretical risks. Furthermore, demolition would not change any credible risk of loitering, or vandalism.

These facts contrasted with the assumptions stated in the DEIR illustrate that the applicant chose "Project's Objectives" to foretell the intended result – demolition. They were not chosen to consider a meaningful consideration of the avoidance of significant impacts well identified in the DEIR, or the additional impacts discussed by the commentators to the DEIR or here.

The manipulated Project Objectives materially affected the choices purportedly representing a range of reasonable alternatives under CEQA. The Soft Story Ordinance expressly recognizes that historic buildings must be treated differently. Its Section 91.9305.2 mandates do not apply. This legal option contradicts the false pretense that demolition is required, and it raises

[4] Requests for slight modifications from any other determinations, orders or actions by the Department pursuant to this division shall be made in accordance with the procedures established in Section 98.0403.2 of the Los Angeles Municipal Code.

the possibility of a viable alternative that could allow preservation and therefor avoidance as required by CEQA.

The same principles apply regarding the omission of the application of State law that preempts the Soft Story Ordinance. This misreading of the Ordinance wrongfully directed the DEIR to consider only demolition or alternatives that artificially limit the selection of alternatives that would not stand up to scrutiny if the passage of time was added to the circumstance raised by the application. In fact, in that light, the proposed alternatives frankly look ludicrous.

And state and federal preservation programs are potentially available to protect the building for the historically significant Barry Building that would not violate the Soft Story Ordinance.

The combination of these two omissions, available in plain sight, is consistent with the conclusion the DEIR did not objectively consider the number one CEQA goal - avoidance of impacts by alternatives. This analysis demonstrates the foundational flaw in the approach of the DEIR in its Alternatives Analysis. To meaningfully consider the goal of that section, the range of reasonable alternatives should have included consideration of the foreseeable outcome under both exceptions to the Ordinance.

As stated above, without having exhausted the possibility of an exception to demolition, it cannot be assumed that no relief would be available. Speculation does not provide an excuse to not consider these two means of compliance. Neither of these two alternatives could be ruled out without first attempting to attain one or both. The applicant's hands "are not tied."

Another statement supporting the undersigned's argument of a preconceived plan to justify demolition that occurs many times in the Responses to Comments is the defense that every aspect of future development is unknown. This is irrelevant until every means to seeking an exception has been explored.

But also, with the passage of time, how does this applicant know the successor owner would prefer not to utilize the historic building as part of the next phase of the property? How does this applicant know that the successor owner would not offer some form of preservation to mitigate, or as factual support for a finding of overriding considerations for other unmitigable impacts? Here, the unknown future of development is a self-imposed limitation that cannot be used to dodge a requirement to avoid an identified adverse impact.

Obtaining the City's permission to delay "compliance" with the Soft Story Ordinance until such time as there is sufficient certainty regarding all feasible alternatives, including some that might avoid demolition, is in the public interest. Once the building has been demolished, the adverse impacts of elimination of the historic resource will continue into perpetuity. No longer will there be anything to discuss about possible avoidance of that impact as a part of the completion of the phased redevelopment of the Site.

Conversely, the passage of time creates the opportunity to provide for a fulsome identification of a range of reasonable alternatives that may feasibly allow a future owner to comply with the Soft Story Ordinance in any number of reasonably foreseeable ways that preserves the Barry Building.

An Alternatives Analysis that disingenuously considers a vacant lot as the successor use of the land, which is an interim land use instead of the more accurate description that it is simply the next phase of redevelopment and that disingenuously again, examines it as one isolated lot as opposed to as a part of an assemblage of the many adjacent vacant lots, distorts the environmental impacts analysis to the detriment of the CEQA mandate to avoid or mitigate wherever feasible adverse impacts.

Essentially the applicant's position is given the time limits within the Soft Story Ordinance, there is no place in the Alternatives Analysis for consideration that in the foreseeable future, the adverse impacts identified in the DEIR could be avoided or mitigated. This false and artificial limitation excluded reasonably foreseeable alternatives from range of alternatives in the DEIR that support only the expectation of demolition.

The undersigned is unaware of any authority that the temporal aspect of the issues raised by the application to demolish the Barry Building , i.e., the possibility of eliminating or reducing the material unknowns by allowing the passage of time, is not relevant, indeed a requirement here, to City's environmental determination. Said another way, the undersigned is unaware of any authority that allows the applicant to demand an environmental determination for a project that will cause acknowledged adverse impacts that excludes consideration that the passage of time could create the possibility that said impacts could be avoided altogether.

In addition to artificial temporal limitations imposed on the range of reasonably alternatives (that redevelopment now is required to comply with the Soft Story Ordinance) the alternatives chosen by the applicant that demonstrate artificial spatial limitations (single lot as opposed to an assemblage) equally distorted a clear, accurate and good faith analysis. Quite simply, too little is known to justify demolition now because the events necessary to provide a range of reasonable alternatives regarding the possibility of avoidance have been artificially precluded by self-imposed temporal and spatial limitations. Each of these limitations direct the outcome towards demolition as opposed to a good faith environmental analysis directed towards avoidance and/or mitigation of the known adverse impacts on the Barry Building's historical and cultural significance.

Indeed, the artificial spatial limitations are well illustrated by the ridiculous choices of re-development of the Site alone. Each of the chosen alternatives proposed a redevelopment project that activates the Site. First re-development of the Site is not an alternative to an interim vacant land use which is the only result of granting the demolition permit without a successor land use. This is a comparison of apples to oranges. As such it is inadequate and therefore invalid on its face. Not surprisingly, the three alternative re-activation alternatives then unfavorably compare with the passive, temporary and interim use of the land as a fenced vacant lot.

This apples to oranges analysis fails to provide insight for the public and the decision makers. Only if the Project Description was a permanent dedication of the lot as permanent open space would Alternative 2 add to the reasoned choice between that and the Project. In addition, it violates the CEQA duty of good faith and evades the primary CEQA mission to avoid by alternatives and/or mitigation all adverse impacts.

Alternative 2 presents a false equivalence therefore adding nothing to a reasoned choice. Specifically, the DEIR observes that Alternative 2 consists of ". . . an operational component (the re-occupancy of the building)" that ". . . would result in greater impacts than the Project (demolition plus a vacant lot) with respect to air quality, greenhouse gas emissions, noise and traffic." It requires little analysis to conclude that any addition of an "operational component" will compare unfavorably to an interim vacant lot. No information of value can be ascertained from Alternative 2, a redeveloped use of the land compared with an undeveloped interim use of the land. They simply are not comparable.

And an interim use does not accurately describe the foreseeable fact that there will be a successor use. In other words, the Project proposes environmental analysis midway through the process of redevelopment of the Site as opposed to when it is ready for re-development. This itself is extraordinary. It is also an admission of a sort that artificially limiting time and space prevents a meaningful range of reasonable alternatives. These misleading attributes cause a distortion of an environmental analysis of the full transformation in the use of the land, demolition being only a first phase. It could be surmised that the applicant is knowingly gaming the system.

Alternative 3 also identifies ". . . an operational component (the re-occupancy of the building.)" And not surprisingly it compares unfavorably with the interim vacant lot. For all the reasons described above regarding Alternative 2, Alternative 3 also fails to meet the rule of reason and constitutes a defective choice as an alternative.[5]

In applying the rule of reason to the consideration of the 4 alternatives selected, the truncated Project Description distorts the environmental analysis of these alternatives.
The Project Description could have been forth coming regarding the fact that the demolition and vacant lot were simply initial steps in the process of redevelopment with an uncertain scope. CEQA has solutions for such a more direct and forthcoming approach - the use of any of the many forms of tiered EIRs to allow a more complete and meaningful analysis of impacts, alternatives, and mitigation when the project has ripened.

Taken together, the choice of these not comparable "alternatives" deprives the public and the decision makers of meaningful insight into the environmental consequences of allowing the proposed project. This deprivation is more significant here because of the public's stake in a designated historically and culturally significant resource.

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[5] Alternative 4 also includes an "operational component" which like Alternatives 2 and 3 the DEIR concludes will ". . . include greater impacts . . ."

The defective Alternatives Analysis illustrates an equally important but entirely different flaw in the conceptual approach taken in the DEIR. These false equivalences illustrate the inherent interaction between the Project Description and the Alternative Analysis. A compliant Project Description must be stable, i.e., permanent and durable. Here the Project Description is not stable, permanent or durable, it is interim, unstable, and impermanent because the Project Description describes only an interim use of the land, which is not stable, permanent, or durable. The examined alternatives apply to a different Project Description, i.e., replacement of the Barry Building with . . . . . ? Withholding a full and complete Project Description, i.e., the end use, as opposed to an interim step, inherently distorted the Alternatives Analysis.

Also, a full and transparent Project Description necessary to allow a meaningful, i.e., insightful and informative analysis of alternatives would include the descriptive fact relevant to the development of a range of reasonable alternatives of permanent removal of a designated significant historical and cultural resource.

An example of a full, complete, accurate, and stable Project Description would read something like the following : "the permanent removal by demolition of a designated historically and culturally significant resource without an identified replacement which will occur sometime in the indeterminate future by a commercial and/or residential development in compliance with City's land use regulations, including the potential likelihood that it will be a component of a larger project involving some or all of the adjacent vacant lots."

Had the Project Description included a replacement use, i.e., not demolition followed by a vacant lot for an indeterminate amount of time, then with respect to Alternatives 2 and 3 the DEIR would not be able to state with any reasonable degree of certainty that these alternatives ". . . would result in greater impacts than the Project with respect to air quality, greenhouse gas emissions, noise and traffic."

The undersigned is not advocating a hard and fast rule that Project Descriptions involving demolition of designated historically and culturally significant buildings must include the obvious fact that the action seeking demolition will eliminate the resource, although such a rule seems eminently reasonable. But in this case the request to remove one without identifying a replacement at the time of the environmental review deprives the public and decision makers of an accurate and stable project description, materially interfering with the core of CEQA analysis.

In other words, the consistent reflection in the DEIR of the pre-conceived intention to eliminate the building exposes the deficiency in the Project Description caused by omitting it. Compliance with the Soft Story Ordinance is the pretense to achieve this objective.

Although the owners cannot be compelled to provide clarity now regarding the exact nature of the replacement use, it is both reasonable to infer and impossible to deny that a vacant lot and future development of the Site alone is simply an interim step in a much larger

redevelopment process sometime in the foreseeable future. CEQA cannot withstand an analysis that does not stand up to reason and common sense, i.e., one that is a pretense, a fiction. Here, a compliant Alternatives Analysis cannot include a false comparison, i.e., replacement of an historical building with an interim non-replacement.

Respectfully submitted,
/s/ Corin Kahn
Corin L. Kahn
Corin L. Kahn, Esq (SBN 119201)
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Public Comments Regarding BF# 250851, The Barry Building Demolition Project

1 message

Bob Blue <bob.blue@live.com> Sun, Jul 20, 2025 at 9:51 PM
To: Veronica Lopez <veronica.lopez@lacity.org>
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Hello Veronica,

Attached please find a PDF file (*2025-07-20_Ltr. to LADBS_Public Comments in Support of Appeal of LOD, EIR, SOC_Final.pdf*) of our public comments for the LADBS Board of Commissioners.

Please add this document to LADBS' case file #BF250851, and also distribute it to all commissioners prior to the hearing for this case.

Also, please acknowledge receipt of this email and attachment. Thank you.

Sincerely,
Bob Blue

2025-07-20_Ltr. to LADBS_in Support of Appeal of LOD, SOC_Final Draft_WITH Attachments.pdf
15115K

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July 20, 2025

VIA EMAIL ONLY
Board of Building and Safety Commissioners
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LADBS NO.:	**BF 250851**
CASE NO.:	**CHC-2007-1585-HCM**
RELATED CASE NO:	**ENV-2019-6645-EIR**
CEQA:	**SCH#2020110210 (EIR)**
Location:	**11973-11975 W. San Vicente Boulevard**
Applicant:	**11973 San Vicente, LLC**
Council District:	**11 – Park**
Community Plan Area:	**Brentwood – Pacific Palisades**

Subject: Comments in Support of the July 8, 2025 Appeal regarding the June 6, 2025 Letter of Determination for the Demolition of the Building Located at 11973 San Vicente Boulevard (Historic-Cultural Monument No. LA-887)

Dear Board President Stevens and Commissioners:

We are providing our comments in support of the July 8, 2025 Appeal by the Angelenos for Historic Preservation regarding the actions taken in the June 6, 2025 Letter of Determination (LOD) by the Los Angeles Department of Building and Safety (LADBS). These comments are also our official objections to the LOD, which we contend was made in error by LADBS. (*Attachment A*)

We are also preserving our rights to provide further comments in support of the above referenced Appeal and objections to the LOD in the future and prior to the Hearing before the LADBS' Board of Commissioners.

In this letter we discuss our objections to all actions taken by LADBS as described in the LOD for the above referenced project.

The proposed demolition of a Historic Cultural Monument, the Barry Building, HCM #887, without a replacement project, has never been done before in the City of Los Angeles. If approved, this would establish a precedent that would threaten all Historic Cultural Monuments in California's largest City.

The applicant has stated their intent publicly, and in the record, to sell the property which would include all of the parcels it owns (under 11973 San Vicente, LLC and 11991 San Vicente, LLC) surrounding the project site.

The Board of Building and Safety Commissioners (Board) should grant the appeal in full, rescinding the Certification of the EIR by LADBS, and rescinding the adoption of the Statement of Overriding Considerations by LADBS.

By doing so, the Board will correct the mistake made by Binh Phan, Permit and Engineering Bureau Chief, who is unqualified to take the CEQA-related actions for this case.

Mr. Phan is the person who authored and signed the LOD. He made determinations, certified the EIR, and adopted the Statement of Overriding Considerations. However, he does not have the qualifications, experience, or training to perform these CEQA-related actions.

He has held the following positions in the City of Los Angeles for the past 14 years [Source: "openpayrolls.com" and "transparentcalifornia.com"]:

Name	Year(s)	Civil Service Job Title/Working Title
Binh Phan	2011	Structural Engineering Associate III
Binh Phan	2012-2014	Structural Engineering Associate IV
Binh Phan	2015	Building Civil Engineer I
Binh Phan	2016-2020	Building Civil Engineer II
Binh Phan	2020	Assistant Deputy Superintendent of Building II
Binh Phan	2022-Present	Deputy Superintendent of Building I /Permit and Engineering Bureau Chief

Note: List of attachments available on page 8

The class specifications for all the positions held by Mr. Phan and the Job Bulletin for his most recent position can be found in Attachment B-1.

None of the Civil Service Class Specifications for the positions held by Mr. Phan qualifies him to process CEQA-related documents, certify an EIR, or adopt a Statement of Overriding Considerations.

The City's most qualified and experienced persons to take CEQA-related actions are employed in the City's Planning Department and in the Planning Department's Office of Historic Resources (OHR).

Staff in the City's Planning Department who worked on this project are all qualified to perform Environmental work per their Civil Service Class Specifications. (*Attachment B-2*)

Name	**Civil Service Job Title**	**Planning Department**
Ken Bernstein	Principal City Planner	Office of Historic Resources
Mindy Nguyen	Senior City Planner	Major Projects
Melissa Jones	City Planner	Office of Historic Resources

The Commissioners of the City's Cultural Heritage Commission (CHC) are also another group of people in the City who are most qualified and experienced to make recommendations of CEQA-related actions concerning Historic Resources.

The CHC unanimously agreed with the Planning Department's Office of Historic Resources against demolition of the Barry Building and against adoption of the Statement of Overriding Considerations.

Instead of creating a "first ever" for the City by allowing the destruction of a Historic-Cultural Monument, the Board can show that Los Angeles treasures its historic resources and can blend "the old with the new" in a new development. This common-sense approach would be environmentally superior and would provide a greater socio-economic benefit to the City instead of only enriching the applicant.

Note: List of attachments available on page 8

Overview:

I. LADBS IS NOT QUALIFIED TO PERFORM CEQA-RELATED ACTIONS DESCRIBED IN THE LETTER OF DETERMINATION

By their own admission, LADBS does not have any experience in certifying an EIR and adopting a Statement of Overriding Considerations.

Mr. Faruk Sezer, Building Civil Engineer, Government and Community Relations wrote in his email from September 11, 2024 that *"Once we receive the letter, the Los Angeles Department of Building and Safety (LADBS) will begin the process of certifying the Environmental Impact Report (EIR)." He further wrote "The format of this certification is still undecided,* ***as LADBS has not issued one in the past." (emphasis added)*** (*Attachment C-1*)

LADBS also provided misleading and conflicting information when asked about the process of filing an Appeal regarding the LOD.

On June 30, 2025, LADBS' Board secretary, Ms. Veronica Lopez, responded to our request to be provided a filled-out copy of the Form named *"Exhibit B" of the LOD, with the following statement "Unfortunately, I do not have an example I can share* ***as your appeal is the first of its kind."*** (*Attachment C-2*)

On June 12, 2025, LADBS' Building Civil Engineer Faruk Sezer responded to our inquiry about timing of filing an appeal. His response was different than the information given by the Board Secretary. (*Attachment C-2*)

Also, the Los Angeles Department of Building and Safety, as well as the entire City of Los Angeles, has never processed an EIR for the demolition of a Historic Cultural Monument <u>without</u> a replacement project.

II. DUE PROCESS, BIAS, AND LACK OF FAIRNESS

The First Amendment of the US Constitution and the California Constitution, Article 1, Section 3 guarantees the rights of the people to petition their government.

A. <u>Restricting Public Participation</u>:

1. The Appeal Process set forth in the LOD impedes the Public's Right to petition their government

Note: List of attachments available on page 8

LADBS restricted and impeded public participation through the appeal process it used in "Exhibit B" of the LOD, which included the form **PC-Build.Mod 00 (Rev.09-11-2019)**, titled "Request for Modification of Building Ordinances".

This form is not applicable to appeal CEQA-related actions. (*Attachment D-1*)

The City of Los Angeles has already established a form and an appeal process to appeal non-Planning Department CEQA related decisions.

LADBS failed to use that form or create its own form which would apply to CEQA-related actions taken by LADBS, and that the use of the form provided by LADBS acts as an impediment to the public's rights to petition their government through the appeal process. (*Attachment D-2*)

Moreover, LADBS has provided conflicting information to our requests for guidance for filing an appeal. (*Attachments C-1, C-2 and C-3*)

2. **Restricting Written Comments from the Public to the LADBS Board**:

In her July 14, 2025 email, LADBS Board Secretary stated that any objections after an appeal is filed would not be accepted by LADBS. (*Attachment E*)

She referred to page 2 of "Exhibit B" of the LOD, which reads in part: "*No additional information will be accepted by the Department after the appeal form has been submitted unless a new appeal form is filed and applicable fees are paid.*" (*Attachment D-1*)

The imposition of additional fees, particularly if they are excessive or serve as an unreasonable barrier, restricts the public's right to petition their government.

There was a deadline of July 11, 2025 in the instance of the above referenced case by which the appeal had to be filed.

Even though the Board Secretary further clarified in her email that this only applies to the appellant, nothing in the LOD explains how additional comments/information could be submitted by an appellant in a CEQA related case and how it would affect the

Note: List of attachments available on page 8

35-day CEQA time limit set by LADBS if comments were submitted after the deadline.

The process on how to submit supporting documents either by the Appellant or other members of the public was flawed, and impeded the people's right to petition their government.

3. Bias and Prejudgment of Facts by Councilmember Traci Park:

CEQA decision-makers act in a quasi-judicial capacity when making decisions on projects that require environmental review. They are expected to be neutral and unbiased, free from personal conflicts of interest, prejudgment of the facts, or prejudice against any of the parties involved.

The above referenced project is located in Councilmember Traci Park's district (CD-11).

Ms. Park made a decision to support demolition of the Barry Building prior to the 09/05/2024 Cultural Heritage Commission (CHC) meeting. She made up her mind without hearing from the CHC Commissioners who are the subject matter experts and the City's most qualified body on Historic Resources.

Out of the public's view and in a non-transparent manner, Councilmember Park's office worked with the applicant to frame CD-11's position and come up with a "preservation covenant" between her office and the applicant. (*Attachment F*, pages 058-059)

Her actions were not neutral, but biased. They were also based on her prejudgment of the facts.

As of the date of this letter, the "preservation covenant" was never made public and was not part of any binding condition on the applicant.

CD-11 Planning Deputy Jeff Khau and Venice Field Deputy Sean Silva attended the 09/05/2024 CHC hearing on the Barry Building (Agenda Item 4).

Mr. Silva presented Ms. Park's position, and he revealed publicly for the first time that Ms. Park was against the Planning Department's Office of Historic Resources (OHR) recommendation to not adopt SOC, and was instead in favor of the demolition of the Barry Building.

The fact that Mr. Silva made his statement prior to hearing the discussion and decision of the Commissioners shows that Ms. Park had already made up her mind before 09/05/2024.

The Commissioners unanimously recommended against demolition and recommended to not adopt the SOC.

To summarize, Ms. Park herself and through her staff:

- Made up her mind before the 09/05/2024 CHC hearing,
- Made prejudicial statements, which can be perceived as an attempt to influence the decision of the CHC, and
- Spoke with the applicant (ex parte) before the CHC hearing, without any input from the public.
- Came up with a written agreement with the applicant that was not shared with the public.

It is likely that this appeal will come before the City Council as that is the final decision-making body for CEQA appeals.

Ms. Park should recuse herself from any future voting or participation in any discussion regarding this project because of the bias she has demonstrated and the prejudgment she used. (*Petrovich Development Company, LLC v. City of Sacramento* (Cal. Ct. App., Apr. 8, 2020, No. C087283)

Conclusion:

Based on all of the issues raised above, we ask that the Board of Building and Safety Commissioners do the following:

1. Grant the 07/08/2025 Appeal in full;
2. Rescind the Certification of the EIR by LADBS; and
3. Rescind the Adoption of the Statement of Overriding Considerations by LADBS

Thank you for your time and consideration of this letter.

Sincerely,

Robert Blue
Robert Blue

Sieglinde Kruse Blue
Sieglinde Kruse Blue

Note: List of attachments available on page 8

CC: Hydee Feldstein-Soto, LA City Attorney
Osama Younan, LADBS' General Manager
Kenneth Fong, LA Deputy City Attorney
Corin Kahn, Esq.

List of Attachments:

Attachment A:	06-06-2025 Letter of Determination for the Barry Building Demolition Project
Attachment B:	Civil Service Class Specifications
Attachment C:	Email Communications
Attachment D-1:	06-06-2025 LOD's "Exhibit B"
Attachment D-2:	City of Los Angeles' Non-Planning Appeal Form
Attachment D-3:	User Instructions for filing a City of Los Angeles' Non-Planning Appeal Form
Attachment E:	07-14-2025 Email Communication Veronica Lopez, LADBS Board Secretary
Attachment F:	Transcript of the 09-05-2024 Cultural Heritage Commission (CHC) Meeting (with highlighted sections for: Sean Silva)

Note: List of attachments available on page 8

Attachment A

06-06-2025 - Letter of Determination for the Barry Building Demolition Project

FORM GEN. 160 (REV. 6-80)

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

LETTER OF DETERMINATION

DATE: 06/06/2025

TO: 11973 San Vicente, LLC
C/o Alston & Bird
Attn: Ed Casey
333 Hope Street, 16th Floor
Los Angeles, CA 90071

FROM: Binh Phan, Chief
Permit and Engineering Bureau

SUBJECT: Demolition of the Building Located at 11973 San Vicente Boulevard (Historic-Cultural Monument No. LA-887)

PROJECT DESCRIPTION:

The proposed 11973 W. San Vicente Boulevard Project (Project or Proposed Project) consists of the demolition of an existing two-story commercial building, commonly referred to as the Barry Building, a designated Historic-Cultural Monument.

Pursuant to Los Angeles Municipal Code (LAMC) Section 91.106.4.5, the Department of Building and Safety (LADBS) shall not issue a permit to demolish a building designated as a Historic-Cultural Monument (HCM) without LADBS first determining whether the demolition "may result in the loss of or serious damage to a significant historical or cultural asset." If LADBS determines that such loss or damage may occur, a CEQA clearance is required to be prepared, and if the HCM is considered significant, no demolition permit may be issued without LADBS first "finding that specific economic, social, or other considerations make infeasible the preservation of the building or structure."

To comply with Section 91.106.4.5, the Department of City Planning (DCP) prepared and processed an environmental impact report (EIR), EIR findings, and a statement of overriding considerations for LADBS' consideration for the Proposed Project.

DETERMINATION:

In accordance with the California Environmental Quality Act (CEQA) and related City procedures, the following determinations and actions are taken by LADBS after its review and consideration of the whole of the record, including the EIR, communications by DCP, all submissions by the Applicant's representatives, the recommendation of the Cultural Heritage Commission, and any and all communications on the Project to DCP or LADBS:

1. **Environmental Impact Report Determination**

   Pursuant to CEQA Guidelines Section 15132, it is determined that the Final Environmental Impact Report (FEIR), which includes the Draft EIR (SCH No. 2020110210, ENV-2019-6645-EIR) dated February 2023, the Draft EIR appendices, and the document titled "Final EIR" dated September 2023 (including all related appendices and attachments), complies with CEQA requirements.

2. **Certification of the FEIR**

   The Los Angeles Department of Building and Safety (LADBS) certifies that:

   a. The FEIR has been completed in full compliance with CEQA;
   b. The FEIR was presented to the LADBS and the LADBS has reviewed and considered the information contained in the FEIR prior to approval of the Project, and all of the information contained therein has substantially influenced all aspects of the decision by the LADBS; and
   c. The FEIR reflects the independent judgment and analysis of the LADBS.

3. **Adopts the following:**

   a. The Mitigation Monitoring Program (MMP);
   b. The EIR Findings dated 04/18/2025 (attached at Exhibit 'A');
   c. The Statement of Overriding Considerations, found on pages 36-39 of the EIR Findings (Exhibit "A"). The LADBS further finds that each identified benefit of the Proposed Project, as listed in the Statement of Overriding Considerations, independently justifies approval of the Project and overrides all identified significant and unavoidable impacts of the Proposed Project; and
   d. A finding that based upon the whole of the record, including the EIR Findings and the Statement of Overriding Consideration in Exhibit 'A,' a demolition permit may be issued because specific economic, social, or other considerations make infeasible the preservation of the building at 11973 W. San Vicente Boulevard.

4. **Custodian of Records**

   LADBS records related to this project are available through the LADBS Records Section at the following locations:

   Metro Office
   201 N. Figueroa Street, 1st Floor, Room 110
   Los Angeles, CA 90012

   Van Nuys Office
   6262 Van Nuys Boulevard, 2nd Floor, Room 251
   Van Nuys, CA 91401

All other records of proceedings shall be maintained by the Department of City Planning. The Director of Planning shall serve as the custodian of these records, which are kept at:

Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

5. Notice of Determination

Staff from the Department of City Planning is directed to file a Notice of Determination with the County Clerk in accordance with the Public Resources Code and CEQA Guidelines within five (5) days of mailing of this letter.

NOTICE RE APPEALS:

Appeal to Board of Building & Safety Commissioners

This determination may be appealed pursuant to LAMC Section 98.0403.1(b)(2) by any interested party within thirty-five (35) days of mailing of this letter. To file an appeal, please follow the instructions in Exhibit 'B' and email the applicable completed form to Board of Building and Safety Secretary Veronica Lopez veronica.lopez@lacity.org, (213) 482-7429 or file it in person at 201 North Figueroa Street, Suite 1030 Los Angeles, CA 90012.

CEQA Appeal

This determination and any determination upon an appeal described in Exhibit 'B' is an "approval" and a final decision for purposes of CEQA. If the determination is upheld on an appeal to the Board of Building and Safety Commissioners (Board), the Board's determination is appealable to the City Council pursuant to LAMC Section 13B.11.1.F. If this determination is not appealed, the determination is final for purposes of CEQA and no further CEQA appeal is available, including upon issuance of the demolition permit after referral to the Cultural Heritage Committee, as described below.

Referral to CHC

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.

Please feel free to contact me for further details or clarifications.

Attachments: Exhibit 'A' EIR Findings
Exhibit 'B' DBS Information Bulletin re Appeals

cc: Vincent P. Bertoni, AICP, Director of Planning
Milena Zasadzien, Principal City Planner
Mindy Nguyen, Senior City Planner

"Exhibit A"

06/06/2025

EIR Findings

I. Introduction.

The Environmental Impact Report (EIR), consisting of the Draft EIR and the Final EIR, is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and environmental impacts of 11973 San Vicente Boulevard Project (Project), located at 11973-11975 San Vicente Boulevard (Assessor Parcel No. 4404-025-008), on the north side of San Vicente Boulevard between Montana Avenue and Saltair Avenue (Site or Project Site). The Project consists of demolition of the existing two-story commercial building, commonly referred to as the Barry Building, located on the Project Site. The existing building is a City of Los Angeles Historic-Cultural Monument (HCM) that has been vacant and fenced since 2017. The proposed Project consists of the demolition of the Barry Building. Once demolition activities are complete, the portion of the Project Site that currently contains the Barry Building would be a vacant lot, and the existing surface parking lot would remain. A landscape buffer would be installed along the southern boundary of the Project Site (fronting San Vicente Boulevard). No future development of the Project Site is proposed or considered as part of the Project.

The City of Los Angeles (City), as Lead Agency, has evaluated the environmental impacts of implementation of the Project by preparing an environmental impact report (EIR) (Case Number ENV-2019-6645-EIR/State Clearinghouse No. 2020110210). The EIR was prepared in compliance with the California Environmental Quality Act of 1970 (CEQA), Public Resources Code (PRC) Section 21000 et seq. and the California Code of Regulations Title 15, Chapter 6 (CEQA Guidelines). The findings discussed in this document are made relative to the conclusions of the EIR.

PRC Section 21002 provides 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[.]" The procedures required by CEQA "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." PRC Section 21002 goes on to state that "in the event [that] 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."

The mandate and principles announced in PRC Section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. (See PRC Section 21081[a]; CEQA Guidelines Section 15091[a].) For each significant environmental impact identified in an EIR for a proposed project, the approving agency must issue a written finding, based on substantial evidence in light of the whole record, reaching one or more of the three possible findings, as follows:

1) Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant impacts as identified in the EIR.

2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been, or can or should be, adopted by that other agency.

3) Specific economic, legal, social, technological, other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR.

The findings reported in the following pages incorporate the facts and discussions of the environmental impacts that are found to be significant in the Final Environmental Impact Report for the project as fully set forth therein. Although Section 15091 of the CEQA Guidelines does not require findings to address environmental impacts that an EIR identifies as merely "potentially significant", these findings nevertheless fully account for all such effects identified in the Final EIR for the purpose of better understanding the full environmental scope of the Project. For each environmental issue analyzed in the EIR, the following information is provided:

The findings provided below include the following:

- Description of Significant Effects - A description of the environmental effects identified in the EIR.
- Project Design Features - A list of the project design features or actions that are included as part of the Project.
- Mitigation Measures - A list of the mitigation measures that are required as part of the Project to reduce identified significant impacts.
- Finding - One or more of the three possible findings set forth above for each of the significant impacts.
- Rationale for Finding - A summary of the rationale for the finding(s).
- Reference - A reference of the specific section of the EIR which includes the evidence and discussion of the identified impact.

With respect to a project for which significant impacts are not avoided or substantially lessened either through the adoption of feasible mitigation measures or feasible environmentally superior alternatives, a public agency, after adopting proper findings based on substantial evidence, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project's benefits rendered acceptable its unavoidable adverse environmental effects. (CEQA Guidelines Sections 15093, 15043[b]; see also PRC Section 21081[b].)

II. Environmental Review Process.

For purposes of CEQA and these Findings, the Record of Proceedings for the Project includes (but is not limited to) the following documents:

Initial Study. The Project was reviewed by the City of Los Angeles Department of City Planning (Lead Agency) in accordance with the requirements of the CEQA (PRC 21000 et seq.). The City prepared an Initial Study in accordance with Section 15063(a) of the State CEQA Guidelines in November 2020. The Initial Study is included as Appendix A-1 of the Draft EIR.

Notice of Preparation. Pursuant to the provisions of Section 15082 of the State CEQA Guidelines, the City then circulated a Notice of Preparation (NOP) to State, regional and local agencies, and members of the public for a 33-day period commencing on November 18, 2020,

and ending on December 12, 2020. The purpose of the NOP was to formally inform the public that the City was preparing a Draft EIR for the Project, and to solicit input regarding the scope and content of the environmental information to be included in the Draft EIR. Written comment letters responding to the NOP were submitted to the City by from four agencies and organizations (Department of Transportation, Department of Fish and Wildlife, Native American Heritage Commission, and South Coast Air Quality Management District) and from individuals. The NOP and NOP comment letters are included in Appendix A-2 and A-3 of the Draft EIR.

Draft EIR. The Draft EIR evaluated in detail the potential effects of the Project. It also analyzed the effects of a reasonable range of alternatives to the Project, including a "No Project" alternative. The Draft EIR for the Project (State Clearinghouse No. 2020110210), incorporated herein by reference in full, was prepared pursuant to CEQA and State, Agency, and City CEQA Guidelines (City of Los Angeles California Environmental Quality Act Guidelines). The Draft EIR was circulated for a 46-day public comment period beginning on February 16, 2023, and ending on April 3, 2023. That comment period was extended by the Lead Agency for 15 days to and through April 18, 2023. A Notice of Availability (NOA) was distributed on February 16, 2023, to all property owners within 500 feet of the Project Site and interested parties, which informed them of where they could view the document and how to comment. The Draft EIR was available to the public at the City of Los Angeles, Department of City Planning, and the following local libraries: Los Angeles Central Library, West Los Angeles Regional Library, and the Donald Bruce Kaufman Branch Library. A copy of the document was also posted online at https://planning.lacity.org. Notices were filed with the County Clerk on February 16, 2023.

Notice of Completion. A Notice of Completion was sent with the Draft EIR to the Governor's Office of Planning and Research State Clearinghouse for distribution to State Agencies on February 15, 2023, and notice was provided in newspapers of general and/or regional circulation.

Final EIR. The City released a Final EIR for the Project on September 11, 2023, which is hereby incorporated by reference in full. The Final EIR constitutes the second part of the EIR for the Project and is intended to be a companion to the Draft EIR. The Final EIR also incorporates the Draft EIR by reference. Pursuant to Section 15088 of the CEQA Guidelines, the City, as Lead Agency, reviewed all comments received during the review period for the Draft EIR and responded to each comment in Section II, Responses to Comments, of the Final EIR. On September 7, 2023, responses were sent to all public agencies that made comments on the Draft EIR at least 10 days prior to certification of the EIR pursuant to CEQA Guidelines Section 15088(b). Notices regarding availability of the Final EIR were also sent to property owners and occupants within a 500-foot radius of the Project Site, as well as anyone who commented on the Draft EIR, and interested parties.

Cultural Heritage Commission. On September 5, 2024, the Cultural Heritage Commission (CHC) considered the matter of certification of the EIR by LADBS and instructed staff to communicate their recommendation to LADBS action on certification of the EIR and adoption of the Statement of Overriding Considerations.

III. Record of Proceedings.

For purposes of CEQA and these Findings, the Record of Proceedings for the Project includes (but is not limited to) the following documents and other materials that constitute the administrative record upon which the City approved the Project. The following information is incorporated by reference and made part of the record supporting these Findings of Fact:

- All Project plans and application materials including supportive technical reports;
- The Draft EIR and Appendices, and Final EIR and Appendices, and all documents relied upon or incorporated therein by reference;
- The Mitigation Monitoring Program (MMP) prepared for the Project;
- The City of Los Angeles General Plan and related EIR;
- The Southern California Association of Governments (SCAG)'s 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and related EIR (SCH No. 2019011061);
- Municipal Code of the City of Los Angeles;
- All records of decision, resolutions, staff reports, memoranda, maps, exhibits, letters, minutes of meetings, summaries, and other documents approved, reviewed, relied upon, or prepared by any City commissions, boards, officials, consultants, or staff relating to the Project;
- Any documents expressly cited in these Findings of Fact, in addition to those cited above; and
- Any and all other materials required for the record of proceedings by PRC Section 21167.6(e).

Pursuant to PRC Section 21081.6(a)(2) and CEQA Guidelines Section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City has based its decision are located in and may be obtained from the Department of City Planning, as the custodian of such documents and other materials that constitute the record of proceedings, located at the City of Los Angeles, Figueroa Plaza, 221 North Figueroa Street, Room 1350, Los Angeles, CA 90012.

In addition, copies of the Draft EIR and Final EIR are available on the Department of City Planning's website at https://planning.lacity.org/development-services/eir (to locate the documents, search for either the environmental case number or project title in the Search Box). The Draft and Final EIR are also available at the following three Library Branches:

- Los Angeles Central Library—630 West Fifth Street, Los Angeles, CA 90071
- West Los Angeles Regional Library—11360 Santa Monica Blvd., Los Angeles, CA 90025
- Donald Bruce Kaufman Branch Library—11820 San Vicente Blvd., Los Angeles, CA 90049

IV. Project Description.

The Project consists of the demolition of the Barry Building, a two-story commercial building on a 0.61-acre site (APN 4404-025-008) located at 11973-11975 San Vicente Boulevard.

In 2007, the City of Los Angeles Cultural Heritage Commission designated the building as HCM No. 887. The building has been vacant and fenced off since 2017, and is boarded up with screwed-on plywood panels to prevent vandalism, loitering, and other public safety hazards associated with the current vacancy of the Barry Building.

The building is subject to the City's Soft Story Retrofit Program (LAMC Section 91.9300 et seq., Ordinance 183,893 entitled Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Soft, Weak or Open Front Walls ["Soft Story Ordinance"]). The Ordinance applies to buildings with a "soft story," or building (or portion thereof) with no ascertainable lateral system. (See *11971 San Vicente Boulevard – Retrofit Schemes (Soft Story Memorandum),* Englekirk Structural Engineers (Rev. June 3, 2022) included as Appendix H-3 to the Draft EIR). The Soft Story Ordinance requires the owner of each building within the Ordinance's scope to undertake a structural analysis of the building. If the building does not meet the minimum earthquake standards specified, "the owner shall cause the building to be structurally altered to conform to such standards or, at the owner's option, cause it to be demolished within the time limits stated." (LAMC Section 91.9305.1.) In March 2018, the City of Los Angeles issued the Project Applicant an Order to Comply with the City's Soft Story Retrofit Program. Specifically, the Order to Comply requires the Project Applicant to comply with the following requirements as set forth in LAMC Section 91.9305.2

The building must be renovated or demolished in accordance with the Soft Story Ordinance or face penalties. A seismic assessment of the building was prepared. (See *11973 San Vicente Boulevard ASCE 41-13 Seismic Assessment,* Englekirk Structural Engineers (June 6, 2022), included as Appendix G to the Draft EIR.) The retained structural engineers identified that only a portion of the building has a "soft story" and is required to comply with the Ordinance. (See *11971 San Vicente Boulevard – Retrofit Schemes (Soft Story Memorandum),* Englekirk Structural Engineers (Rev. June 3, 2022) included as Appendix H-3 to the Draft EIR. See also *11971 San Vicente Boulevard – Retrofit Schemes (Soft Story Retrofit Letter Report)*, Englekirk Structural Engineers (June 1, 2021) included as Attachment H-2 to the Draft EIR.) The seismic assessment determined that there are high levels of overstress in the other portions of the building, and that the building is likely to suffer significant damage when subject to a moderate to strong earthquake in the Los Angeles basin, which presents a safety hazard to people in and around the building. The seismic engineers determined that additional renovations would be required to make the building suitable for occupancy above those required by the Soft Story Ordinance.

Englekirk Structural Engineers also determined that the seismic instability of the Barry Building is due to its 1950's building design, rather than lack of maintenance or neglect on behalf of the owner. Buildings designed and constructed in the early 1950's had low seismic demands and requirements; however, current requirements are much higher. Englekirk also noted, as in its prior report, in addition to the seismic retrofit work required under the Soft Story Ordinance for the south wing of the building, the north, east, and west wings of the building are currently up to 650% overstressed and would also require renovation. While the California Historical Building Code allows historic buildings to meet only 75% of the current building code forces, due to the very high level of overstress in the building substantial work, including strengthening the existing shear walls and floor/roof plywood diaphragm, and adding shear walls and moment frames would still be required. Temporary wooden frames are not a valid retrofit option because it would not meet current requirements under either the Uniform Building Code or the Historical Building Code. (See *Barry Building (11973 San Vicente Boulevard, Los Angeles, CA 90049) Los Angeles Conservancy Comments Review*, Englekirk Structural Engineers, (May 25, 2023), included as Attachment I to the Final EIR.)

Per LAMC Section 91.9305.1, which provides that it is "the owner's option" to demolish the building, the Project Applicant has proposed to demolish the existing building in order to comply with the Soft Story Ordinance.

Once demolition activities are complete, the portion of the Project Site that currently contains the Barry Building would be a vacant lot, and the portion of the existing surface parking lot that is on the Project Site would remain. Demolition would take place within the Project Site, while the adjacent parcel to the north (APN 4404-025-016, which is not part of the Project Site) would be used for staging. No demolition work is proposed within the public right-of-way. Demolition of the building would result in the removal of approximately 4,174 cubic yards of debris from the Project Site, including approximately 130 cubic yards of asbestos-containing materials and 4,044 cubic yards of demolition materials.

In accordance with the San Vicente Scenic Corridor Specific Plan, a landscape buffer would be installed along the southern boundary of the Project Site (fronting San Vicente Boulevard). As part of the Project, three on-site palm trees would be removed (a Chinese windmill palm, a king palm, and a queen palm); however, the fourth on-site palm (Mexican fan palm) in the surface parking lot and two street trees (both London plane trees) located along San Vicente Boulevard would remain.

The Project is anticipated to last approximately 36 working days, with one additional day to plant the landscape buffer.

No future development of the Project Site is proposed and/or considered as part of the Project. No additional permits, approvals, or entitlements are requested. To this end, the Project Applicant has provided a statement, signed and notarized, that certifies that the permit for demolition is not sought to facilitate construction or development of a larger project. (See Attachment to Application for Demolition Permit: Owner's Declaration Related to CEQA and Project Scope, included as Attachment B-2 to the Final EIR.)

V. No Impact or Less than Significant Impact without Mitigation

The impacts of the Project that were determined to have no impact or be less than significant in the EIR (including having a less than significant impact as a result of implementation of project design features and compliance with existing regulations) and that require no mitigation are identified below. The City has reviewed the record and agrees with the conclusion that the following environmental impacts would not be significantly affected by the Project and therefore, no additional findings are needed. The following information does not repeat the full discussions of environmental impacts contained in the EIR. The City ratifies, adopts, and incorporates the analysis, explanation, findings, responses to comments, and conclusions of the EIR.

Summary of Impacts Evaluated in the Initial Study Only

The Initial Study (Appendix A-1 of the Draft EIR) considered effects with respect to the following: aesthetics, agricultural and forestry resources, air quality (odors), biological resources, cultural resources (archeological resources and human remains), energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning (physically divide an established community), mineral resources, noise (airport noise), population and housing, public services, recreation, transportation/traffic (plan consistency, VMT, and design feature hazards), utilities and service systems, and wildfire, but found that the Project would either have no impact or a less than significant impact with respect to each of these topics. No mitigation was required, and no further analysis of these topics was needed in the Draft EIR. (See Initial Study attached as Appendix A-1 to the Draft EIR, and Draft EIR Section VI.6.)

Aesthetics: The Project would not have a substantial adverse on a scenic vista, scenic resources, public views, or create a new source of light or glare. While the Project Site is located within the boundaries of the San Vicente Scenic Corridor Specific Plan, the plan area is not considered a scenic vista, and the Specific Plan establishes streetscape and urban design criteria only to protect the pedestrian-scale and community-oriented commercial nature along San Vicente Boulevard. Since no future development of the Project Site is proposed or considered as part of the Project, the Project would not increase building height on the Project Site or alter panoramic views that include the Project Site or interfere with current views. In addition, the Project would not conflict with applicable regulations governing scenic quality. The aesthetic impact was therefore determined to be less than significant. (Appendix A-1 to the Draft EIR, page 24. See also Draft EIR, page VI-9.)

Agricultural and Forestry Resources: The Project Site is currently developed with a commercial building, does not contain any agricultural uses. The Project Site is currently zoned C4-1VL, for commercial uses, and is not zoned for agricultural use, forest land or timberland. The Initial Study determined that the Project would have no impact on agricultural or forestry resources, as it would not convert any farmland, does not conflict with any agricultural zoning, would not result in forest loss, nor would it create changes to the existing environment which could result in the loss of agricultural or forested land. (See Appendix A-1 to the Draft EIR, page 31.).

Air Quality (odors): The Project consists solely of the demolition of the existing commercial building, and no future development of the Site is proposed and/or considered as part of the Project. Therefore, the Project would not include any of the uses identified by the SCAQMD *CEQA Air Quality Handbook* as being associated with substantial odors. Further, any odors that may be generated during demolition would be localized and temporary in nature, and would not have the potential to affect a substantial number of people or result in a nuisance as defined by SCAQMD Rule 402. (See Appendix A-1 to the Draft EIR, page 36.)

Biological Resources: Due to the developed nature of the Project Site and lack of any natural open spaces, there are no candidate, sensitive, or special status species identified that would be impacted by the Project.[1] Furthermore, there are no riparian areas, sensitive natural communities, or Significant Ecological Areas as defined by the City of Los Angeles located on or adjacent to the Project Site. Demolition of the existing building would not interfere substantially with any established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. (See Appendix A-1 to the Draft EIR, page 37.)

Cultural Resources (archeological resources and human remains): The Project Site is located in an urbanized area of the City and has been disturbed by past development activities.

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[1] Cycads have been identified by a commentator as existing in the courtyard of the Barry Building. However, cycads are not native to California and are not protected by California native plant protection laws, the California Endangered Species Act (CESA), or addressed by the Appendix G questions in CEQA (thresholds of significance) which specifically refer to native plants. (See Email from Jacqueline Bowland Worden, Lead Biologist/Natural Resources Project Manager, SWCA Environmental Consultants (May 26, 2023) included as Attachment K-2 to the Final EIR and *The Barry Building – 11973 San Vicente Boulevard, Los Angeles, California 90049*, Carlberg Associates (May 19, 2023) included as Attachment K-1 to the Final EIR.)

There are no known archaeological resources at the Project Site, nor are there any known traditional burial sites or other type of cemetery usage has been identified with the Project Site and immediate vicinity. As such, Project impacts would be less than significant to archeological cultural resources and human remains, and no further analysis of this topic in the EIR was required. (See Appendix A-1 to the Draft EIR, page 41.) Additional analysis of Cultural Resources (historic resources) was provided in the Draft EIR. (See Section IV.B of the Draft EIR.)

Energy: The proposed demolition activities would consume relatively minor quantities of electricity. No future development of the Site is proposed and/or considered as part of the Project; therefore, the Project would not have an operational demand for energy, with the exception of a limited amount of electricity for sprinklers to water the landscape buffer. Thus, the Project would not result in an increase in demand for electricity, natural gas, or petroleum that exceeds available supply or distribution infrastructure capabilities. (See Appendix A-1 to the Draft EIR, page 44.)

Geology and Soils: Impacts related to geology and soils are all less than significant. The Project Site is not located within a known earthquake fault, nor is it within a liquefaction zone. As the Project involves the demolition of an existing seismically unsafe building, the Project would not expose people or structures to substantial adverse effects associated with geology or soils. (See Appendix A-1 to the Draft EIR, page 52.)

Hazards and Hazardous Materials: Based on the age of the existing building, it is assumed that it contains asbestos containing materials (ACMs). In accordance with existing rules and regulations, all materials which are identified as ACMs, would be removed by a trained and licensed asbestos abatement contractor. The Project will not create any significant impacts related to hazards or hazardous materials. (See full analysis in Appendix A-1 to the Draft EIR, page 60.)

Hydrology and Water Quality: Based on the limited timeframe for demolition (seven weeks), the small size of the Project Site, the additional pervious area on the Site after demolition, and the lack of an operational component to the Project, the Project would not be expected to substantially degrade surface or ground water quality or conflict with any water quality standards or plans. Impacts on hydrology and water quality would be less than significant. (See Appendix A-1 to the Draft EIR, page 65.)

Land Use and Planning (physically divide an established community): The Project does not contain features such as highways or new infrastructure that would cause a permanent disruption in the physical arrangement of the surrounding uses. Therefore, no impact would occur. Additional Land Use and Planning impacts are discussed below. (See Appendix A-1 to the Draft EIR, page 70.)

Mineral Resources: The Project would not result in the loss of a known mineral resource; Project Site is not located within a City-designated oil field or oil drilling area, nor is the Project Site is located within a City-designated Mineral Resource Zone where significant mineral deposits are known to be present. Demolition of the Barry Building will have no impact on mineral resources. (See Appendix A-1 to the Draft EIR, page 71.)

Noise (Operational Noise and Vibration, Airport noise): The Project would not include an operational phase, and therefore would not result in impacts related to operational noise or operational vibration. The Project Site is not located within an airport land use plan or within two miles of a public airport or public use airport. There are no private airstrips in the vicinity of the Project Site. Therefore, no impact would occur. Additional noise impacts are discussed below. (See Appendix A-1 to the Draft EIR, page 73.)

Population and Housing: The Project-related demolition activities would not represent a permanent or substantial new employment generator that would result in substantial unplanned population growth either directly or indirectly. The Project would not displace any housing or residents, as there is no housing on the Project Site. Therefore, no impact would occur. (See Appendix A-1 to the Draft EIR, page 75.)

Public Services: The Project would not result in substantial adverse physical impacts associated with the need or provision of new or physically altered governmental facilities. Demolition activities associated with the Project may temporarily increase demand for fire protection (emergency medical services) and police protection, however, demolition activities would be required to comply with all applicable federal, State, and City safety regulations and impacts would be less than significant. As there is no operational component to the Project, there is no impact to schools, parks, or other public facilities. (See Appendix A-1 to the Draft EIR, page 77.)

Recreation: No future development of the Site is proposed and/or considered as part of the Project. Thus, he Project would have no impact on recreation. (See Appendix A-1 to the Draft EIR, page 84.)

Transportation (plan consistency, VMT, and design feature hazards): The demolition of the Barry Building would not conflict with any program plan or policy regarding the circulation system, nor would it conflict with CEQA Guidelines Section 15064.3, subdivision (b) (regarding VMT), or increase hazards due to a geometric design feature. Thus, there would be no impact to these areas. (See Appendix A-1 to the Draft EIR, page 86.)

Utilities and Service Systems: Demolition and construction activities typically do not involve the consumption of natural gas, the need for telecommunications infrastructure, or result in the generation of wastewater that would need to be treated by wastewater treatment infrastructure that serves the Project Site. There is sufficient landfill capacity to accommodate the solid waste generated by the demolition of the existing building, and impacts would be less than significant. (See Appendix A-1 to the Draft EIR, page 92.)

Wildfire: The Project Site is not located in or near a state responsibility area, within a City-designated Very High Fire Hazard Severity Zone, or within a City-designated buffer zone. Therefore, no impact regarding this topic would occur. (See Appendix A-1 to the Draft EIR, page 97.)

Cumulative Impacts: With regards to cumulative effects with respect to aesthetics, agricultural resources, biological resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, population and housing, public services, recreation, utilities and service systems, and wildfire as identified in the Initial Study, the Project's

incremental contribution to potential cumulative impacts would not be cumulatively considerable as the Project would either have no impact or a less than significant impact with respect to these topics, and therefore could not combine with other projects to result in cumulative impacts. (See Appendix A-1 to the Draft EIR, page 100.)

Summary of Impacts Evaluated in the EIR

The Draft EIR concluded that the following applicable impacts would be less than significant without additional mitigation: Air Quality, Noise (groundborne vibration) Greenhouse Gas Emissions, Transportation/Traffic (emergency access) and Tribal Cultural Resources. (See Draft EIR Section I at I-7 and Section VI.6.) The EIR also considered potential cumulative impacts for each impact. The related projects list consists of seven projects provided by the City of Los Angeles Department of Transportation (LADOT) detailed in Section III of the Draft EIR. (See Table III-1, page III-3.)

Air Quality: The Project includes the demolition of the existing building, but no future development of the Project Site is proposed and/or considered as part of the Project. The demolition would be short term and as a result would not exceed any applicable air quality thresholds. Ss discussed in Section IV.A of the Draft EIR, the Project would not conflict with or obstruct implementation of the applicable air quality plan, exceed any applicable significance threshold or regulatory standard, or expose any sensitive receptors to substantial pollutant concentrations. Finally, the Project would not result in any significant cumulative air quality impacts and thus would not require any mitigation. (See full analysis in Section IV.A of the Draft EIR.) No significant cumulative impacts to air quality were identified, and no mitigation measures are required. (See Draft EIR, Section IV.A-37.)

Greenhouse Gas Emissions: The EIR compared the Project's characteristics with applicable regulations, plans, and policies to reduce greenhouse gas (GHG) emissions and found that the project would not conflict with plan, policy, or regulation adopted for the purpose of reducing GHG emissions. Thus, as noted in Section IV.C of the Draft EIR, impacts are less than significant, and no mitigation is required. (See Section IV.C of the Draft EIR.) In addition, no significant cumulative impacts to GHG emissions were identified, and no mitigation measures are required. (See Draft EIR Section IV.C-39.)

Land Use and Planning (conflict with plan or policy): With regard to the San Vicente Scenic Corridor Specific Plan, the issuance of a Demolition Permit will not change the land use or zoning designations of the Project Site. A vacant lot is not on the list of uses prohibited within the Specific Plan (Specific Plan, Section 5: Uses). A discussion of the Project's consistency with the applicable provisions of the San Vicente Scenic Corridor Specific Plan is provided in Table 4.I-3 of the Initial Study (Appendix A-1 to the Draft EIR) and a discussion of the Project's consistency with the applicable design guidelines contained in the San Vicente Scenic Corridor Specific Plan is provided in Table 4.I-4 of the Initial Study (Appendix A-1 to the Draft EIR. See also IV.D of the Draft EIR.). The Project would not conflict with any of those applicable policies and guidelines, and thus no impacts would occur. Cumulative impacts related to land use and planning would be less than significant without mitigation.

Noise (groundborne construction vibration): The Project's estimated construction vibration impacts at nearby receptors sensitive to the human annoyance effects of ground-borne vibration would not exceed the applicable 72 VdB threshold of significance. As a result, the Project's human

annoyance-related vibration impacts as generated by on-site construction activities would be less than significant. Off-site vibration was also analyzed by the EIR and was found to be less than significant, and no mitigation is required. (See Section IV.E of the Draft EIR.) Cumulative on-site and off-site construction vibration impacts related to human annoyance would be less than significant. (See Draft EIR Section IV.E-35.)

Transportation/Traffic (emergency access): Project construction activities would not generate a significant number of daily trips during peak hours or increase congestion in the Project vicinity that could affect emergency access. The Project's impacts to transportation / traffic are less than significant. (Section IV.F of the Draft EIR). In addition, the Project includes a Project Design Feature (PDF-TRA-1 Demolition Management Plan) requiring the Project Applicant to prepare a detailed Demolition Management Plan. (See Section IV.F of the Draft EIR, page IV.F-12.) The Project's cumulative impacts related to emergency access would be less than significant. (See Draft EIR Section IV.F-17.)

Tribal Cultural Resources: No specific tribal cultural resources were identified at the Project Site by either a sacred lands file search, a California Historical Resources Information System records searches, or in consultation with California Native American Tribes. The Project Site was determined to have a low sensitivity for containing unknown tribal cultural resources, and the Project would only disturb soils that have been previously disturbed by past development activities. Therefore, Project's impacts with respect to tribal cultural resources would be less than significant without mitigation, as noted in Section IV.G of the Draft EIR. cumulative impacts to tribal cultural resources would be less than significant and would not be cumulatively considerable. (See Draft EIR Section IV.G-12.)

VI. Less than Significant Impacts with Mitigation

The EIR determined that the Project has potentially significant environmental impacts in the areas discussed below. The EIR identified feasible mitigation measures to avoid or substantially reduce the environmental impacts in these areas to a level of less than significant. Based on the information and analysis set forth in the EIR, the Project would not have any significant environmental impacts in these areas, as long as all identified feasible mitigation measures are incorporated into the Project. The City again ratifies, adopts, and incorporates the full analysis, explanation, findings, responses to comments, and conclusions of the EIR.

Noise (temporary or permanent increase in noise)

Impact Summary

The Project Site is occupied by an approximately 13,956 square foot commercial building that is vacant and boarded up, and is therefore assumed to generate no noise. Construction would generate noise during the approximately 36 working days of demolition activities (see Table II-1 in Section II of the Draft EIR, Project Description, for the proposed Project schedule), with one additional day to install the landscape buffer.

The Draft EIR evaluated the noise expected as a result of the Project through on-site construction, off-site construction, and vibration-producing activities (discussed previously). Analysis of the activities and equipment planned to be used at the Project Site evaluated the unmitigated noise impacts that could result from excavator and loader usage during the Project's proposed demolition of the Barry Building. Noise increases at 640 Saltair Avenue, 11900 Saltair Terrace,

and 529 Westgate. Avenue could exceed the City's 5 dBA Leq increase significance criteria. As a result, without mitigation, this impact would be considered significant.

With respect to LAMC Section 112.05, no individual piece of equipment (i.e., no individual excavator or loader or backhoe) is estimated to generate a noise level in excess of 75 dBA L_{eq} as measured at a distance of 50 feet. As a result, the Project's impact as it pertains to the generation of noise levels in excess of noise ordinance standards would be considered less than significant.

The Project would also generate noise at off-site locations from haul trucks removing debris from the Project Site during demolition activities. Haul trucks would access the Project Site via San Vicente Boulevard. According to FHWA TNM 2.5 modeling, the Project's off-site noise impacts from construction-related traffic truck traffic would be less than significant.

The Project, together with related projects and future growth, was evaluated for potential cumulative noise impacts. A total of seven related projects were identified in the study area. (See Table III-1 for list of related projects.) The closest related project is more than 1,000 feet from the Project Site; it would not combine with the Project to result in a cumulative construction noise impact. The Draft EIR determined that cumulative noise due to construction truck traffic from the Project and related projects would not have the potential to exceed the ambient noise levels along the haul route or other streets by 5 dBA. Thus, Project impacts would not be cumulatively considerable and cumulative construction noise impacts would be less than significant.

Project Design Features

No specific project design features (PDFs) are proposed with regard to noise.

Mitigation Measures

To ensure that the Project's construction-related noise increases at 640 Saltair Avenue, 11900 Saltair Terrace, and 529 Westgate Avenue do not exceed the City's 5 dBA L_{eq} threshold of significance, the following mitigation measure is required:

MM-NOI-1 Sound barriers rated to achieve a sound attenuation of at least 15 dBA shall be erected along the following boundaries:

- The east and west parking area boundaries (both the Project Site's east and west parking area boundaries and the east and west boundaries of the parcel immediately to the north of the Project Site (APN 4404-025-016)). (While the parcel to the north of the Project Site is not part of the Project, that parcel would be used for construction staging.)
- The northern property line of the parcel to the north of the Project Site (APN 4404-012-016) that separates this parcel from the residential uses to the north. Sound barriers along this property line shall be connected to the previously described sound barriers for the east and west property lines, so that there are no gaps.

All sound barriers shall be tall enough to shield line of sight paths from operating demolition equipment to the 2nd stories of nearby residential uses. The prescribed sound barriers shall be installed for the duration of the Project's demolition activities, which are estimated to last approximately 36 working days. At plan check, building plans shall include documentation prepared by a noise consultant to verify compliance with this measure.

Finding

Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment (PRC Section 21081(a)(1))

Rationale for Finding

Implementation of Mitigation Measure MM-NOI-1 would reduce demolition-related noise impacts to below the City's 5 dBA L_{eq} significance criteria. As shown in Draft EIR Section IV.E, Table IV.E-7, building demolition-related noise increases at 640 Saltair Avenue, 11900 Saltair Terrace, and 529 Westgate Avenue would be no greater than 1.1 dBA after implementation of Mitigation Measure MM-NOI-1. Therefore, the Project's noise impact from on-site demolition activities would be considered less than significant with mitigation.

Reference

See Draft EIR Section IV.E and Appendix D of the Draft EIR for complete analysis of the noise impacts, thresholds, and evaluation methods conducted for the Project.

VII. Significant and Unavoidable Impacts

The Final EIR determined that the environmental impacts set forth below are significant and unavoidable. In order to approve the project with significant unmitigated impacts, the City is required to adopt a Statement of Overriding Considerations, which is set forth in Section XII, below. No additional environmental impacts other than those identified below will have a significant effect or result in a substantial or potentially substantial adverse effect on the environment as a result of the construction or operation of the project. The City finds and determines that:

a) All significant environmental impacts that can be feasibly avoided have been eliminated, or substantially lessened through implementation of the project design features and/or mitigation measures; and

b) Based on the Final EIR, the Statement of Overriding Considerations set forth below, and other documents and information in the record with respect to the construction and operation of the project, all remaining unavoidable significant impacts, as set forth in these findings, are overridden by the benefits of the project as described in the Statement of Overriding Considerations for the construction and operation of the project and implementing actions.

Cultural Resources (historic resources)

Impact Summary

The Barry Building was constructed in 1951 by David Barry, Jr., who hired architect Milton Caughey[2] to design the two-story commercial office building with shops on the ground floor, wrapping a central courtyard lushly landscaped with tropical plants. In 1993, a one-story receiving and storage addition was constructed on the north side of the building. An additional alteration in that area in 1993 was removal of the screens separating the rear patios from the parking lot. A

[2] Caughey's work consisted primarily of residences and schools; the Barry Building is one of his few commercial projects.

ramp was added on the southeast side to enter the courtyard space. The landscaped courtyard has also been altered over time.

The Project Site is currently developed with the two-story Barry Building and a surface parking lot. It is set back from San Vicente Boulevard by a narrow concrete-paved plaza with low planters. The building is flanked to the east by a shared driveway and to the north by the surface parking lot. The building consists of four wings of offices around a central garden courtyard, forming an open square in plan. The building has flat roofs at varying heights, with parapets around the perimeter and cantilevered plaster soffits with wood fascia around the courtyard. Two curved staircases, one in the northeast corner and one in the southwest corner, provide access to the cantilevered second-story balconies that encircle the courtyard. Each staircase consists of "floating" concrete treads in steel pans supported on triangular concrete mono stringers, with metal pipe railings.

The second story of the south wing is supported on slender steel pipe columns, leaving the ground floor open to both San Vicente Boulevard and the central courtyard. A small freestanding structure, slightly rotated from the building's orthogonal plan relative to San Vicente Boulevard, is located under the southeast corner. The interiors of the office suites are finished with wood flooring, plaster walls, and textured acoustical plaster ceilings.

The Barry Building was designated by the City as a Historic-Cultural Monument (HCM) No. 887 in 2007. The property is significant under the City's Cultural Heritage Ordinance Criterion 1, because it reflects "the broad cultural, political, economic or social history of the nation, state, or community." The building was the longtime home of Dutton's Brentwood Books and fostered a sense of cultural identity along the San Vicente commercial corridor in Brentwood. The Barry Building is also significant under City's Cultural Heritage Ordinance Criterion 3, because it "embodies the distinguishing characters of an architectural-type specimen, inherently valuable for a study of a period, style of method of construction," as an example of International Style architecture. The Barry Building is an example of Mid-century Modern commercial architecture in Los Angeles and embodies a distinctly local expression of the style. The period of significance for the context/theme/property type combination is 1945-1975. The Barry Building retains integrity of location, design, setting, materials, workmanship, and feeling. It is therefore eligible for listing in the National Register and the California Register. Details of the criteria, eligibility standards, character-defining features, and integrity considerations are provided in the Historical Resources Technical Report included as Appendix C-1 of the Draft EIR.

The Project would demolish the Barry Building and all those physical characteristics that convey its historical significance and that justify its designation as a City HCM, and its eligibility for listing in the California Register and the National Register. 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.

As discussed in Section IV.B of the Draft EIR, cumulative impacts to historical resources would be less than significant. While the Project would demolish the Barry Building, resulting in a Project-specific significant and unavoidable impact, the Barry Building is not a contributor to any established historic district or HPOZ and does not contribute to the significance of any other individual historical resources.

Project Design Features

No specific project design features (PDFs) are proposed with regard to cultural resources.

Mitigation Measures

The following measure has been required for the Project:

MM-CUL-1 Prior to the issuance of a demolition permit, the Barry Building shall be documented to meet Historic American Buildings Survey (HABS) Level I standards. The documentation shall include a full set of measured drawings depicting existing conditions; photographs with large format negatives of exterior and interior views; photocopies with large format negatives of select existing drawings and historic views that are produced in accordance with the U.S. Copyright Act (as amended); and a written history and description. The documentation shall be submitted to the Library of Congress, with copies given to the Los Angeles Conservancy and the Los Angeles Public Library. A digital copy of the documentation shall be submitted to the South Central Coastal Information Center at California State University, Fullerton.

Finding

Specific economic, legal, social, technological, other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR. (PRC Section 21081(a)(3))

Rationale for Finding

As discussed in Section II (Project Description) of the Draft EIR, the Project consists of the demolition of the Barry Building, which has been vacant and fenced off since 2017, and the installation of a landscape buffer along the southern boundary of the Project Site. The existing building is currently designated as a City of Los Angeles HCM. Adopting Mitigation Measure MM-CUL-1, which will document the existing building's historical significance, will not eliminate the Project's significant impacts to cultural resources, which are the result of demolition of an HCM. Therefore, as discussed in Draft EIR Section IV.B, the Project's impacts to cultural resources will be significant and unavoidable. Mitigation Measure MM-CUL-1, provided above, requires the Barry Building to be documented to meet HABS Level I standards prior to demolition. However, even after implementation of Mitigation Measure MM-CUL-1, Project impacts would remain significant and unavoidable as the Project would demolish the existing historical resource. Further, all feasible mitigation measures have been imposed on the Project, mitigation measures such as interpretive programs, incorporation of materials into a new building, or a commemorative plaque would not reduce impacts, provide additional benefits not otherwise provided by the HABS survey detailed above, or are impractical because no new development is proposed. Therefore, as the Project is demolition of a building with no new construction, all feasible mitigation measures have been imposed on the Project. Further, Alternatives 1, 2, and 3 of the Draft EIR studied alternatives to demolition that could potentially mitigate effects but were determined infeasible. In addition, relocation of the building is technically impractical and infeasible due to the size of the building and the logistical requirements to move the structure. Dismantling the building for relocation would pose a significant risk to the buildings character-defining features.

Reference

See Section IV.B and Section VI of the Draft EIR for complete analysis of the cultural resources impacts, thresholds, and evaluation methods conducted for the Project.

Land Use and Planning (conflict with plan or policy)

Impact Summary

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.

As the Project would result in the demolition of an existing historical resource, the Project would conflict with the applicable objectives and policies in the City of Los Angeles General Plan - Conservation Element related to the preservation of historical resources. Therefore, the Project would result in a potentially significant impact with respect to consistency with the City of Los Angeles General Plan (Conservation Element).

The Project would also conflict with several of the applicable goals, objectives, and policies within the Brentwood – Pacific Palisades Community Plan that are related to the preservation of historical resources. See Section IV.D, Table IV.D-1 of the Draft EIR. Therefore, the Project would result in a potentially significant impact with respect to consistency with the Brentwood-Pacific Palisades Community Plan.

The Project would not result in any changes to the General Plan land use designation and zoning regulations applicable to the Project Site. However, the Project would conflict with the goals, objectives, and policies of the General Plan (Conservation Element) and the Brentwood-Pacific Palisades Community Plan related to historic preservation, which are the primary goals, objectives, and policies applicable to the Project since development of the Project Site is not proposed.

As described in Draft EIR Section IV.B, Cultural Resources, Mitigation Measure MM-CUL-1 would be undertaken by the Project Applicant, which requires the Barry Building to be fully documented prior to demolition.

Even with implementation of Mitigation Measure MM-CUL-1, the Project would conflict with the applicable land use goals, objectives, and policies as the Project would demolish the existing historical resource. Therefore, Project impacts related to land use and planning would remain significant and unavoidable.

Project Design Features

No specific project design features (PDFs) are proposed with regard to land use and planning.

Mitigation Measures

The Project would be required to implement MM-CUL-1, discussed above, which would mitigate impacts to cultural resources, and by extension applicable goals, objectives, and policies related to historic preservation.

Finding

Specific economic, legal, social, technological, other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR. (PRC Section 21081(a)(3))

Rationale for Finding

As evaluated in Section IV.D of the Draft EIR, the Project would conflict with the applicable policies of the General Plan (Conservation Element) and the Brentwood-Pacific Palisades Community Plan related to historic preservation. Even with implementation of Mitigation Measure MM-CUL-1, the Project would continue to conflict with the applicable land use goals, objectives, and policies as the Project would demolish the existing historical resource. Therefore, Project impacts related to land use and planning would remain significant and unavoidable. However, there were no other mitigation measures identified in the EIR that avoid that significant impact. Further, Alternatives 1, 2, and 3 of the Draft EIR studied alternatives to demolition that could potentially mitigate effects but were determined infeasible. In addition, relocation of the building is technically impractical and infeasible due to the size of the building and the logistical requirements to move the structure. Dismantling the building for relocation would pose a significant risk to the buildings character-defining features.

Therefore, there are no feasible mitigation measures or alternatives that would reduce impacts to related to land use to less than significant.

Reference

See Draft EIR Sections IV.D and Section VI for complete analysis of the land use and planning impacts, thresholds, and evaluation methods conducted for the Project.

VIII. Alternatives

CEQA requires that an EIR analyze a reasonable range of feasible alternatives that could substantially reduce or avoid the significant impacts of a project while also meeting the project's basic objectives. An EIR must identify ways to substantially reduce or avoid the significant effects that a project may have on the environment (PRC Section 21002.1). Accordingly, the discussion of alternatives shall focus on alternatives to a project or its location which are capable of avoiding or substantially reducing 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. The alternative analysis included in the Draft EIR, therefore, identified a reasonable range of project alternatives focused on avoiding or substantially reducing the project's significant impacts.

Summary of Findings

Based upon the following analysis, the City finds, pursuant to CEQA Guidelines Section 15091, that no feasible alternative or mitigation measure will substantially lessen any significant effect of the project, reduce the significant unavoidable impacts of the project to a level that is less than significant, or avoid any significant effect the project would have on the environment.

Project Objectives

The objectives of the Project are as follows:

1. Comply with the City's Soft Story Retrofit Program (LAMC Section 91.9300 et seq., Ordinance entitled Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Soft, Weak or Open Front Walls), which includes complying with the requirements under LAMC Section 91.9305.2.

2. Abate the fire, loitering, vandalism, and other public safety hazards associated with structural defects and current vacancy of the Barry Building.

Alternatives Analyzed

Alternative 1 – No Project Alternative

Description of Alternative

CEQA requires the alternatives analysis to include a "no project" alternative, which is the circumstance under which the Project does not proceed. The purpose of analyzing a No Project Alternative is to allow decision makers to compare the impacts of approving the project with the impacts of not approving the project (CEQA Guidelines Section 15126.6, subd. (e)(1)).

This alternative assumes that the Project would not be implemented, and the existing building would not be demolished. However, in March 2018, the City of Los Angeles issued the Applicant an Order to Comply with the City's Soft Story Retrofit Program. (See LAMC Section 91.9305.2(1)(c), (2), and (3).) Thus, even under a "no project" alternative, some alternations to the Barry Building must be made. In a "no project" alternative where the building is not demolished, then it must be retrofitted to avoid penalties under the Soft Story Ordinance. However, Alternative 1 assumes only the minimum seismic retrofit work would be undertaken to comply with the Soft Story Ordinance, but no other seismic retrofit work would be undertaken and therefore the building would not be operational under this alternative.

Englekirk Structural Engineers prepared a technical report dated May 26, 2021 (included in Appendix H-2 of the Draft EIR) that included a structural analysis to repair the existing building to conform to the City's Soft Story Ordinance (see "Phase I" discussion in Appendix H-2). According to the Englekirk report, the south wing of the building that faces San Vicente Boulevard utilizes a pass-through at the ground floor that accesses the interior courtyard. As a result, there are no bearing walls that extend to the foundation and instead the second floor is supported on a series of isolated steel columns.

To comply with the City's Soft Story Retrofit Program, Englekirk developed a seismic retrofit scheme that consists of steel moment frame structures that are located within the building and are supported on new concrete footings. However, compliance with the retrofit required by the Soft Story Ordinance would not address structural deficiencies identified in the east, north, or west wing as provided in Englekirk's Seismic Assessment (see Appendix H-3 and Appendix G of the Draft EIR).

Therefore, if the remaining building wings are not structurally retrofitted, the work to the south wing of the building would not be sufficient to protect building occupants if the building was subject to a moderate to severe seismic event. In addition, the south wing alone, which is on the second story of the building, could not be occupied as occupants would need to take one of two stairways and travel along other wings of the building that have not been retrofitted in order to reach the south wing. As such, the building could not be safely occupied under Alternative 1. This alternative would not address the building's other areas of noncompliance, specifically under the ADA and the Building Code.

Impact Summary

All of Alternative 1's impacts would be less than significant, including with respect to historical resources and land use. The Project would result in a significant and unavoidable impact with respect to historical resources and land use, as the Project would demolish the existing building, which is City HCM No. 887. As Alternative 1 involves the retention of the existing building, Alternative 1 would result in similar impacts as the Project related to Air Quality, Greenhouse Gas

Emissions, Noise, Transportation, Tribal Cultural Resources, and would avoid the Project's significant and unavoidable impacts with respect to Cultural Resources (historical resources) and Land Use and Planning (conflict with plans).

Finding

Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report. (PRC 21081(a)(3).)

Rationale for Finding

As discussed above, 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.

Per the CEQA Guidelines Section 15126.6 (a), reasonable project alternatives are those that "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." Accordingly, while this alternative would partially meet the first Project objective, this Alternative is still infeasible because it would not resolve the public safety consideration associated with a moderate to severe earthquake event. In such an event, there would still be a significant risk to public safety because of the structural deficiencies in the building wings not subject to the Soft Story Ordinance. Further, given that the building would remain unoccupied under this alternative, the property would remain vacant and therefore, would not meet the second Project objective. Therefore, this alternative would not meet most of the project objectives.

Therefore, per PRC Section 15364 and based on the above specific economic, legal, social and technical reasons Alternative 1 would be infeasible.

Reference

See Draft EIR Section V for complete analysis of alternatives evaluated for the Project.

Alternative 2 – Preservation Alternative

Description of Alternative

Alternative 2, the Preservation Alternative would involve the work required to comply with the City's Soft Story Ordinance (as with Alternative 1), in addition to a voluntary seismic retrofit on the remainder of the building, and renovations to ensure compliance with the ADA, building code, and energy efficiency upgrades of the existing building.

The voluntary seismic retrofit program proposed by Englekirk Structural Engineers (see "Phase II" discussion in the technical report contained in Appendix H-2 of the Draft EIR) would include strengthening existing walls, adding new two-story shear walls, adding new floor and roof diaphragm sheathing, and adding new steel moment frames.

In addition, various physical aspects of the building are not in compliance with the ADA and California Building Code provisions related to access to buildings and properties for people with disabilities (Title 24, Part 2, Vol. 2, Chapter 11B). These issues are detailed in the ADA Upgrade Report prepared by Gruen Associates, included in Appendix H-5 of the Draft EIR. Accordingly, in addition to the voluntary seismic retrofit described above, Alternative 2 would also include an ADA upgrade, which would include upgrades related to an accessible path of travel, plumbing, stairs and balcony railing, vertical transportation, and tenant space improvements. Finally, certain aspects of the building do not meet California Building Code requirements. Therefore, Alternative 2 includes the following work to bring the building into compliance with the Code and other energy efficiency requirements.

Upon completion of the voluntary seismic retrofit, and ADA, building code, and energy efficiency upgrades, the building could be re-occupied by approximately 12,800 square feet of retail uses.

In the analysis provided below, asbestos abatement activities, which would take place prior to all other work, are anticipated to last two weeks. Performing the additional preservation measures is estimated to take approximately six months. Finishing activities, such as paving and applying new architectural coatings to the Barry Building, would take approximately one week each.

Impact Summary

As Alternative 2 involves the preservation of the existing building, Alternative 2 would avoid the Project's significant and unavoidable impacts with respect to historical resources and land use. However, as Alternative 2 includes an operational component (the re-occupancy of the building), Alternative 2 would result in greater impacts than the Project with respect to air quality, greenhouse gas emissions, noise, and traffic, although these impacts would still be less than significant.

While the additional construction would not result in exceedances of significance thresholds because there is no demolition activity under this Alternative, to further minimize Alternative 2's construction-related noise increases at 11900 Saltair Terrace and other sensitive receptors, the Draft EIR identified the following mitigation measure:

ALT2 MM-1 Sound barriers rated to achieve a sound attenuation of at least 15 dBA shall be erected along the following boundaries:

- The east and west parking area boundaries (both the Project Site's east and west parking area boundaries and the east and west boundaries of the parcel immediately to the north of the Project Site (APN 4404-025-016)). (While the parcel to the north of the Project Site is not part of either the Project or Alternative 2, that parcel would be used for construction staging.)

- The northern property line of the parcel to the north of the Project Site (APN 4404-025-016) that separates this parcel from the residential uses to the north. Sound barriers along this property line shall be connected to the sound barriers described for the east and west property lines, so that all of Alternative 2's construction areas are fully enclosed by sound barriers.

The sound barriers shall be tall enough to shield line of sight paths from operating construction equipment to the 2nd stories of nearby residential uses. The prescribed sound barriers shall be installed for the duration of Alternative 2's construction activities.

Finding

Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report. (PRC 21081(a)(3))

Rationale for Finding

Alternative 2 would meet both of the Project objectives. However, studies provided by the Applicant demonstrate that Alternative 2 is economically infeasible.

This alternative would include compliance with the Soft Story Ordinance, additional seismic renovations, ADA upgrades and building code compliance to prepare the building for occupancy.

An economic analysis (hereafter "Initial Renovation Cost Analysis") was conducted and submitted to the record on April 20, 2023, by the Applicant. The analysis attached the following reports:

- *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)

In addition, updated economic analysis (hereafter "Additional Cost Analysis") was provided by the Applicant on July 15, 2024. 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)

In November 2024, the Applicant provided additional economic analysis to the City (hereafter "Updated Cost Analysis"), including:

- *Barry Building Retrofit Scope Costs*, Hill International (October 3, 2024)
- *Barry Building Proposed Retrofit*, Englekirk Structural Engineers (September 9, 2004)
- *Barry Building – Opinion of Probable Retrofit Cost*, Hill International (November 6, 2024)
- *Appraisal Report*, CBRE, Inc. (November 8, 2024)

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).) 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).) The Updated Cost Analysis was provided to the City on November 14, 2024. (See Letter from E. Casey to J. McCrea, *RE: 11973 San Vicente Boulevard Project / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210* (November 14, 2024).) These analyses and related attachments are the entirety of the materials in the administrative record evaluating the economic feasibility of the Project Alternatives.

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).

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.

The Applicant provided additional analyses to the City in July 2024 which identified changes in the costs associated with Alternative 2. Hill International revised its analysis in June 2024 and determined that the cost to complete the rehabilitation work as of June 2024 had risen to approximately $17.1 million. (See Attachment H to the Additional Cost Analysis.) Hill International's revised analysis determined that from June 1, 2021, to June 26, 2024, the cost per square foot for this renovation work rose from $777 to $1,108. According to Hill International's analysis, this escalation is primarily driven by higher labor costs, increased material prices, and rising transportation and disposal fees.

CBRE's 2023 analysis previously provided by the Applicant was based on an income approach that could be derived from the Owner leasing space in the rehabilitated building. In July 2024, the Applicant also commissioned a 2024 Appraisal Report by CBRE based on a sales approach. This analysis was provided as Attachment I to the Additional Cost Analysis. CBRE 2024's report determined that the Barry Building Property, assuming rehabilitation of the existing building, has no market value and may even have a negative value of $5,672,747.

In addition to the economic analysis prepared by the Applicant evaluating Alternatives 2 and 3, the Applicant has also evaluated the economic feasibility of completing only the minimum rehabilitation required for compliance with the Soft Story Ordinance and the California Historic Building Code. In November 2024, the Applicant provided the following analyses to the City related to this proposed scenario as part of the Updated Cost Analysis:

- Barry Building Proposed Retrofit, Englekirk Structural Engineers (September 9, 2004)
- Barry Building Retrofit Scope Costs, Hill International (October 3, 2024)
- Barry Building – Opinion of Probable Retrofit Cost, Hill International (November 6, 2024)
- Appraisal Report, CBRE (November 8, 2024)

This scenario specifically accounts for the allowance per Section 8-706 of the California Historic Building Code for an historic building retrofit to meet only 75% of the current Building Code. The Applicant provided a Seismic Assessment prepared by Englekirk Structural Engineers identifying the work required under this more limited scope seismic retrofit work (the "75% Seismic Retrofit").

The required rehabilitation identified by Englekirk includes: reinforcing shear walls; adding plywood at floors and roof; adding or enlarging existing footings. (See Barry Building Proposed Retrofit, Englekirk Structural Engineers, September 9, 2004.)

The Applicant also provided an analysis of the costs associated with this narrowed scope of work under the 75% Seismic Retrofit scenario as compared to Alternative 2. An estimate prepared by Hill International excluded work previously considered within Alternative 2. (See Barry Building – Opinion of Probable Retrofit Cost, Hill International, November 6, 2024.) After reducing the June 27, 2024, cost estimate developed by Hill International (Attachment H to the Additional Cost Analysis) and accounting for the increase in construction costs due to the annualized inflation rate of 6.8%, Hill International determined that the cost to rehabilitate the Barry Building under this more limited scope of rehabilitation work is approximately $15,438,389. (See Barry Building Retrofit Scope Costs, Hill International, October 3, 2024.)

CBRE prepared an appraisal report for the Applicant considering the value of the rehabilitated Barry Building, complying with the California Historic Building Code per this scenario. CBRE compared similar recently sold properties and found that the price per square foot ranged from approximately $469 to $1,045. Excluding high and low extremes, CBRE determined the average price per square foot of comparable properties is approximately $630. CBRE used Hill's cost analysis of the minimum rehabilitation work required ($15,438,389) and reduced it by 20% to assume availability of a 20% rehabilitation tax credit. This assumption resulted in CBRE's estimate of cost to renovate the property at approximately $865 per square foot. This reduced cost is conservatively low as it does not include any indirect costs (which CBRE estimates could add 10-20%). CBRE's estimated cost of rehabilitation of $865 per square foot significantly exceeds the market price of the renovated property at $630 per square foot.

Based on the assumptions provided, CBRE determined that the resulting value of rehabilitating the Barry Building is approximately negative $3 million (excluding indirect costs). As a result, CBRE determined that the property has no (or negative) market value. (See Appraisal Report, CBRE, November 8, 2024.)

Alternative 2 would reduce or avoid the Projects impacts to Cultural Resources and Land Use but would result in greater impacts with respect to air quality, greenhouse gas emissions, noise, and traffic, as a result of an operational component, although these impacts would still be less than significant. 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." Although Alternative 2 would meet the Project objectives, and reduce some environmental impacts, substantial evidence in the administrative record submitted by the Applicant demonstrates that Alternative 2 would be economically infeasible.

Reference

See Draft EIR Section V for complete analysis of alternatives evaluated for the Project. See Appendices H-2, H-3, H-4, H-5, H-6, H-7 and G; Letter from E. Casey to J. Harris, RE: *11973 San Vicente Boulevard Project / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210* (April

20, 2023) ("Initial Renovation Cost Analysis") and attachments; Letter from E. Casey to K. Bernstein (July 15, 2024) ("Additional Cost Analysis") and attachments; and Letter from E. Casey to J. McCrea, *RE: 11973 San Vicente Boulevard Project / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210* (November 14, 2024) ("Updated Cost Analysis") and attachments.

Alternative 3 – Partial Preservation with New Construction Alternative

Description of Alternative

Alternative 3 includes 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 façade of the north wing. However, Alternative 3 would involve demolition of the building volume behind the south façade of the north wing. Alternative 3 would also include the work required to comply with the City's Soft Story Ordinance, as well as the voluntary seismic retrofit (see Appendix H-2 of the Draft EIR for a discussion of the work required to comply with the Soft Story Ordinance and the voluntary seismic retrofit), and ADA (see Appendix H-5 of the Draft EIR for a discussion of work need to comply with ADA requirements), building code, and energy efficiency upgrades, as described above for Alternative 2, to the preserved portion of the existing building.

In addition, Alternative 3 would include the construction of a new building behind the existing building (referred to as the "Annex"). The new building would be approximately 10,815 square feet in three stories (approximately 3,605 square feet per level). In total, Alternative 3 would include approximately 19,771 square feet of office and retail uses, consisting of 8,956 square feet of retail uses in the existing building and 10,815 square feet of office uses in the new building.

This work would be performed over an approximate seven-month period. Asbestos abatement activities, which would take place prior to all other work, are anticipated to last two weeks. Performing the additional preservation measures, as well as constructing the new office building, is estimated to take approximately seven months. Finishing activities, such as paving and application of architectural coatings, would take approximately one week each.

Impact Summary

As Alternative 3 involves the partial preservation of the existing building, Alternative 3 would avoid the Project's significant and unavoidable impacts with respect to historical resources and land use. However, as Alternative 3 involves the construction of a new building and also includes an operational component (the re-occupancy of the preserved portion of the existing building with retail uses and a new building with new office uses), Alternative 3 would result in greater impacts than the Project with respect to air quality, greenhouse gas emissions, noise, and traffic, although these impacts would still be less than significant.

Demolition of the Barry Building's north wing and grading for the proposed office building could result in substantial noise increases at nearby sensitive receptors. The resultant noise increase at the nearest sensitive receptor would be 12.5 dBA, which is above the City's significance threshold of 5 dBA. Without mitigation, this impact would be considered potentially significant. As a result, the following mitigation measure is required for Alternative 3:

> **ALT3 MM-1** Sound barriers rated to achieve a sound attenuation of at least 15 dBA shall be erected along the following boundaries:

- The east and west parking area boundaries (both the Project Site's east and west parking area boundaries and the east and west boundaries of the parcel immediately to the north of the Project Site (APN 4404-025-016)). (While the parcel to the north of the Project Site is not part of either the Project or Alternative 3, that parcel would be used for construction staging.)
- The northern property line of the parcel to the north of the Project Site (APN 4404-025-016) that separates this parcel from the residential uses to the north. Sound barriers along this property line shall be connected to the sound barriers described for the east and west property lines, so that all of Alternative 3's construction areas are fully enclosed by sound barriers.
- The sound barriers shall be tall enough to shield line of sight paths from operating paving equipment to the 2nd stories of nearby residential uses. The prescribed sound barriers shall be installed for the duration of Alternative 3's construction activities.

Finding

Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report. (PRC 21081(a)(3))

Rationale for Finding

Alternative 3 would meet both of the Project objectives. However, studies provided by the Applicant demonstrate that it is economically infeasible.

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

CBRE's 2023 analysis did not consider the potential availability of a 20 percent tax credit for the rehabilitation work[3] or the narrower scope of work available under the 75% Seismic Retrofit Scenario per the Historic Building Code,[4] which would call for 8,956 square feet of the building to be preserved under this Alternative. However, since CBRE prepared their analysis, Hill International identified that construction costs have risen significantly. According to Hill International's analysis, this escalation is primarily driven by higher labor costs, increased material prices, and rising transportation and disposal fees. (See Attachment H to the Additional Cost Analysis.) Hill International's June 2024 report notes that construction costs have risen by approximately 42.5 percent since their initial report was produced. In November, Hill International noted that construction costs have continued to rise. (See Attachment H to the Additional Cost Analysis; see also Updated Cost Analysis.) The Applicant determined that while these factors considered cumulatively would decrease the costs associated with construction under this Alternative by approximately $500,000, the reduction in costs available from the tax credit and the Historic Building Code were not sufficient to offset the negative $3,733,908 valuation identified by CBRE in 2023 in light of the significant increase in construction costs

CBRE and Hill International's analyses found that even with the additional commercial space included in Alternative 3, the sale price per square foot (approximately $630) is less than the cost per square foot of the necessary construction work ($970-$1,270 per Hill International's 2024 report) such that the additional construction required under Alternative 3 would not alter CBRE's finding of a negative valuation of the renovated property.

Alternative 3 would meet the Project objectives, avoid the Project's significant and unavoidable impacts to Cultural Resources and Land Use, while resulting in greater than the Project but still less than significant impacts with respect to air quality, greenhouse gas emissions, noise, and traffic. 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." Based on substantial evidence in the administrative record submitted by the Applicant, Alternative 3 would be economically infeasible.

Reference

See Draft EIR Section V for complete analysis of alternatives evaluated for the Project. See Appendices H-2, H-3, H-8, H-9, H-10, H-11 and G; Letter from E. Casey to J. Harris, RE: *11973 San Vicente Boulevard Project / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210*

[3] This 20% tax credit under I.R.C. Treasury Regulations is discussed and considered in CBRE's 2024 analysis. (See Attachment I to the Additional Cost Analysis.)

[4] See also findings for Alternative 2 concerning the 75% Seismic Retrofit allowed under the Historic Building Code.

(April 20, 2023) and attachments; and Letter from E. Casey to K. Bernstein (July 15, 2024) ("Additional Cost Analysis") and attachments.

Alternative 4 – Relocation Alternative

Description of Alternative

Alternative 4 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 determined. At the new location, the Barry Building would be reconstructed, which would incorporate additional preservation measures relating to seismic retrofitting, ADA updates, building code updates, and energy efficiency upgrading that were described previously for Alternative 2. Once the Barry Building has been moved and rehabilitated, this analysis assumes that the Barry Building would be occupied by 12,800 square feet of retail uses.

HKA prepared a report analyzing four options to move the existing building to another site (see Appendix H-12 of the Draft EIR for this report), which are described below:

Option 1: Relocate virtually all building elements intact in one piece. This option was determined to be infeasible from a structural moving perspective, as the logistical challenges are extremely high. Besides undercutting beneath the building and then supporting the entire building while on the Project Site, it is infeasible to move the intact building in one piece once it is on City streets because of its size, particularly the building's width. Maneuverability would be infeasible to make turns from one street to another and due to the physical challenges (street trees, traffic signals, overhead wires, etc.) that would be encountered during the move. Therefore, HKA determined that Option 1 is infeasible due to these logistical challenges.

Option 2: This option considers partially dismantling the building elements into six parts at strategic vertical locations resulting in multiple two-story building portions which would be moved individually. This option proposes separating the north and the south two-story building elements from the connecting west and east two-story elements. This option also suggests removing, cataloging, and crating exterior stair elements, applied architectural features, such as aluminum sun-control fins, and applied architectural fixed-in-place wooden sun-control and ornamental architectural features. However, this option would present a number of transportation challenges. Even partially dismantled, the length of the building segments would make the transporting maneuverability infeasible at turns from one street to another street along the path from San Vicente Boulevard to a presently undetermined property. The overall height would also make this option infeasible for the same reasons as described for Option 1 (inability to clear street landscaping, utilities, street lighting, and traffic signals). Therefore, HKA determined that Option 2 is infeasible due to these logistical challenges.

Option 3: This option proposes partially dismantling the building elements at strategic horizontal locations into nine total pieces, thereby achieving multiple one-story building portions. In addition, strategic vertical separations would also be necessary to keep the overall length for each building element respectful to the architectural massing. Since the structure would be separated at a point above the second-floor plane but below the historic windows, the structure must be stabilized temporarily (addition of wood and steel beams, vertical and diagonal braces, diaphragms, and temporary floor construction to take place of the floor which will remain as part of the first story) to protect the construction from excessive movement during the relocation trip. This option also entails removing, cataloging, and crating exterior stair elements, applied architectural features, such as aluminum sun-control fins, and applied architectural fixed-in-place wooden sun-control

and ornamental architectural features. This option also presents a number of transportation moving challenges, as the overall length of the building elements would remain a challenge, which would make the transporting maneuverability difficult at turns from one street to another street along the path from San Vicente Boulevard to a presently undetermined property. The overall height may be less of a challenge with respect to clearance of street landscaping, utilities, street lighting, and traffic signals since the singular floor height would be substantially less than the building's two-story height. The work required under Option 3 would be performed over approximately 14-18 months. HKA identified that this option presents significant architectural destruction and damage when separating the building into portions for moving. Separating the two-story building would cause damage to the architectural exterior veneer plaster at the horizontal and vertical separations. As the overall building is separated into strategic portions to facilitate structural relocation, more and more damage and restoration will be required. HKA noted that restoring the veneer plaster at the separation locations would require feathering the plaster between the old and the new and/or installing screeds as plaster stops and expansion joints. This would result in significant degradation to the historic fabric of the building's exterior and to the character defining features.

Option 4: This portion proposes partially dismantling the building elements at strategic horizontal and vertical locations into 20 pieces achieving multiple small building portions. This option also entails removing, cataloging, and crating exterior stair elements, applied architectural features, such as aluminum sun-control fins, and applied architectural fixed-in-place wooden sun-control and ornamental architectural features. This option presents fewer transportation moving challenges and would make the transporting maneuverability somewhat easier at turns from one street to another street along the path from San Vicente Boulevard to a presently undetermined property. The overall height would likely be less of a challenge, for clearance of street landscaping, utilities, street lighting, traffic signals, and overhead power/telephone/cable lines since the singular floor height would be substantially less than an option where the building remains at two stories during the relocation. This option presents a temporary construction challenge (addition of wood and steel beams, vertical and diagonal braces, diaphragms, and temporary floor construction to take place of the floor which will remain as part of the first story) as previously discussed for Option 3, but this challenge is much more significant for Option 4, as a substantial amount of structure must be added to stabilize portions of the building temporarily to protect the building from excessive movement during the relocation trip. The work required under Option 4 would be performed over approximately 16-20 months.

As Options 1 and 2 were determined to be infeasible, the Draft EIR (Section V) addresses only Options 3 and 4 from the HKA report in detail. This analysis assumes that asbestos abatement activities, which would take place prior to all other work, are anticipated to last two weeks. Following this, preparing the Barry Building for dismantling and transporting would involve removing exterior elements and other ornamental features, as well as adding temporary stabilizing structures to portions of the building that would be transported. This is estimated to take approximately two months.

Reconstruction of the building would incorporate additional preservation measures relating to seismic retrofitting, ADA updates, building code updates, and energy efficiency upgrading. The differences between Option 3 and Option 4 chiefly concern whether the Barry Building would be dismantled into 9 or 20 pieces.

Reassembling the Barry Building and performing the additional preservation measures is estimated to take approximately 15 months. While a relocation site has not yet been identified, according to Historic Resources Group (see Appendix H-13 of the Draft EIR), the new site would have to be located on a similar commercial thoroughfare and have a similar flat topography as the Project Site. However, there is no limit to the distance from the old site to the new site within the City of Los Angeles, other than those limits imposed by physical and economic feasibility.

Impact Summary

All of Alternative 4's impacts would be less than significant, including with respect to historical resources (with mitigation) and land use. The Project would result in significant and unavoidable impacts with respect to historical resources and land use, as the Project would demolish the existing building, which is City HCM No. 887. As Alternative 4 involves the relocation of the existing building, Alternative 4 would avoid the Project's significant and unavoidable impacts with respect to historical resources and land use, with implementation of Mitigation Measure ALT4 MM-1 with respect to historical resources, as well as inclusion of the recommendations provided by Historic Resources Group (Appendix H-7 of the Draft EIR).

ALT4 MM-1 Potential mitigation measures to reduce the risks associated with disassembly of the Barry Building could include, but not necessarily be limited to, the following:

- Historic American Buildings Survey (HABS) documentation including photographs, drawings, and narrative, completed prior to the issuance of permits.
- Preparation of an Historic Structure Report (HSR) in conformance with Preservation Brief 43 prior to the issuance of permits, to document existing features, evaluate conditions, and recommend appropriate treatments.
- Preparation of a Relocation and Rehabilitation Plan, to be reviewed and approved by the City of Los Angeles Office of Historic Resources (OHR) prior to the issuance of any permits.
- Selection of a new site that meets the requirements of Criteria Consideration B as outlined in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.
- Inclusion of an historic architect on the Project team to monitor disassembly, relocation, and rehabilitation activities.
- Rehabilitation of the relocated Barry Building in conformance with the Secretary of the Interior's Standards for Rehabilitation (36 CFR 67) including replication of the historic cement plaster and reinstallation of salvaged architectural features.

However, Alternative 4 would be required to implement mitigation measures (Mitigation Measures ALT4 MM-2 through ALT4 MM-5) related to construction noise and vibration to ensure that that these impacts are less than significant at both the Project Site and the potential relocation site.

ALT4 MM-2 Sound barriers rated to achieve a sound attenuation of at least 15 dBA shall be erected along the following boundaries:

- The east and west parking area boundaries (both the Project Site's east and west parking area boundaries and the east and west boundaries of the parcel immediately to the north of the Project Site (APN 4404-025-016)). (While the parcel to the north of the Project Site is not part of either the Project or Alternative 4, that parcel would be used for construction staging.)
- The northern property line of the parcel to the north of the Project Site (APN 4404-025-016) that separates this parcel from the residential uses to the north. Sound barriers along this property line shall be connected to the sound barriers described

for the east and west property lines, so that all of Alternative 4's construction staging areas are fully enclosed by sound barriers.

The sound barriers shall be tall enough to shield line of sight paths from operating construction equipment to the 2nd stories of nearby residential uses. The prescribed sound barriers shall be installed for the duration of Alternative 4's relocation preparation and utilities removal phases.

ALT4 MM-3 Sound barriers rated to achieve a sound attenuation of at least 15 dBA shall be erected along perimeters of the future relocation site facing noise-sensitive receptors that are located less than 300 feet from the future relocation site. The sound barriers shall be tall enough to shield line of sight paths from operating construction equipment to any above-ground stories that these receptors may possess. The sound barriers shall be installed for the duration of Alternative 4's relocation preparation activities (including trenching for utility connections and grading for foundations), Barry Building reassembly and preservation activities, and any paving.

ALT4 MM-4 The Barry Building shall not be relocated to a future site that would require heavy-duty, steel-tracked construction equipment (or the vibrational equivalent thereof) to operate within 15 feet of structures that meet FTA Category III conditions or within 20 feet of structures that meet FTA Category IV conditions.

ALT4 MM-5 The Barry Building shall not be relocated to a future site that would require heavy-duty, steel-tracked construction equipment (or the vibrational equivalent thereof) to operate within 85 feet of residential land uses.

Finally, as Alternative 4 involves an operational component (the re-occupancy of the relocated Barry Building), Alternative 4 would result in greater impacts than the Project with respect to air quality, greenhouse gas emissions, noise, and traffic, although these impacts would still be less than significant.

Finding

Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report. (PRC 21081(a)(3).)

Rationale for Finding

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.[5] However, assuming a new site

[5] 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.

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.

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.

Reference

See Draft EIR Section V for complete analysis of alternatives evaluated for the Project. See Appendices H-12, H-13, H-14, H-15, and H-16 for additional supporting documentation.

The building would have to be able to be located in the same general orientation to the street, facing generally south, with similar setbacks, hardscape and landscape.

[6] If the necessary ADA upgrades and seismic retrofitting are forgone, the relocated building could not be occupied and this Alternative would not meet the second project objective.

Alternatives Rejected as Infeasible

As set forth in CEQA Guidelines Section 15126.6(c), an EIR should identify any alternatives that were considered for analysis but rejected as infeasible and no further analysis is provided in the EIR. For those rejected alternatives, the EIR should briefly explain the reasons for their rejection. According to the CEQA Guidelines, among the factors that may be used to eliminate an alternative from detailed consideration are the alternative's failure to meet most of the basic project objectives, the alternative's infeasibility, or the alternative's inability to avoid significant environmental impacts. Alternatives to the Project that were considered and rejected as infeasible include the following:

One alternative that was considered was mothballing the Barry Building in accordance with *Preservation Brief 31: Mothballing Historic Buildings,* prepared by the National Park Service. Preservation Brief 31 outlines the steps required to close up and temporarily protect an historic building for an extended period of time while planning its future use. Historic Resources Group prepared a memo that outlines the steps to properly mothball a building (see Appendix H-1 of the Draft EIR). However, mothballing is not a long-term solution that can achieve the project objectives, including compliance with the Soft Story Ordinance and therefore, this alternative was rejected.

Environmentally Superior Alternative

Section 15126.6(e)(2) of the CEQA Guidelines indicates that an analysis of alternatives to a project shall identify an Environmentally Superior Alternative among the alternatives evaluated in an EIR. The CEQA Guidelines also state that should it be determined that the No Project Alternative is the Environmentally Superior Alternative, the EIR shall identify another Environmentally Superior Alternative among the remaining alternatives. Pursuant to Section 15126.6(c) of the CEQA Guidelines, the analysis below addresses the ability of the alternatives to "avoid or substantially lessen one or more of the significant effects" of the Project.

Alternative 1 (the No Project Alternative) would be environmentally superior to the Project since this alternative would avoid the Project's significant and unavoidable impacts with respect to historical resources and land use. In addition, Alternative 1 would not include an operational component and, therefore, would not result in any operational impacts.

Among the remaining alternatives, Alternative 2 (the Preservation Alternative) is environmentally superior to Alternatives 3 and 4. As noted above, Alternative 2 would involve the work to comply with the City's Soft Story Ordinance, as well as a voluntary seismic retrofit and additional upgrades (like ADA compliance) in order to make the existing building suitable for occupancy. This Alternative would lessen the significant and unavoidable impacts to historic resources and land use/planning compared to the Project as it would not require demolition of the Barry Building. However, Alternative 2 would result in greater construction and operational impacts compared the Project.

Alternatives 2, 3, and 4 would all reduce the significant and unavoidable impacts to historic resources and land use/planning that would occur under the Project to less than significant levels. When compared to Alternative 2, Alternative 3 consists of more development and as such, would result in more impacts than Alternative 2.

Comparing Alternative 2 and Alternative 4, Alternative 4 would result in greater impacts with respect to the character-defining features of the Barry Building, and would therefore require the implementation of additional mitigation measures to avoid a significant impact with respect to historical resources. Alternative 4 would have greater impacts than Alternative 2.

Therefore, Alternative 2 is the Environmentally Superior Alternative.

However, the determination of the "environmentally superior" alternative does not include an evaluation of the feasibility of the environmentally superior alternative.

IX. Significant Irreversible Environmental Changes

Section 15126.2(d) of the CEQA Guidelines indicates that an EIR should evaluate any significant irreversible environmental changes that would occur should the proposed project be implemented. The types and level of development associated with the project would consume limited, slowly renewable, and non-renewable resources. This consumption would occur during construction of the project and would continue throughout its operational lifetime. The development of the Project would require a commitment of resources that would include: (1) building materials and associated solid waste disposal effects on landfills; (2) water; and (3) energy resources (e.g., fossil fuels) for electricity, natural gas, and transportation. The Project Site contains no energy resources that would be precluded from future use through Project implementation. For the reasons set forth in Section VI.3, of the Draft EIR, the project's irreversible changes to the environment related to the consumption of nonrenewable resources would not be significant, and the limited use of nonrenewable resources is justified.

The Project would necessarily consume a limited amount of slowly renewable and non-renewable resources that could result in irreversible environmental changes, including: (1) solid waste disposal effects on landfills; (2) water; and (3) energy resources. As explained in Section VI.3 of the Draft EIR, the Project would not consume a large commitment of natural resources or result in significant irreversible environmental changes.

Building Materials and Solid Waste

Solid waste was addressed in the Initial Study (included in Appendix A-1 of the Draft EIR). As discussed therein, the Project would demolish of the existing commercial building, which is expected to generate a total of approximately 4,174 cubic yards of debris, including 130 cubic yards of asbestos-containing material and 4,044 cubic yards of non-contaminated debris. The 130 cubic yards of asbestos-containing material would be entirely disposed of at the Azusa Land Reclamation Facility. Compliance with SB 1374 would require the recycling or salvaging of 75 percent of the remaining 4,044 cubic yards of debris. This would equate to approximately 1,011 cubic yards (or 404,400 pounds or 202 tons) that would be disposed of at a landfill over the course of demolition. The Initial Study determined that the landfills serving the Project Site would have adequate capacity to accommodate the solid waste generated by the demolition of the existing building. Because of the recycling of most of the solid waste generated by the Project, and the available capacity at landfills serving the Project Site, the Project's short-term solid waste disposal effects on landfills would be reduced.

Water

As stated in the Initial Study (included in Appendix A-1 of the Draft EIR), the Project would require a limited amount of water for dust control during demolition activities and to water the landscape

buffer planted along the fence after demolition has been completed. As discussed in the Initial Study, LADWP would be able to supply water for the Project's demolition activities and to water the landscape buffer based on its existing supply. Thus, while the Project would result in a limited amount of irreversible consumption of water, the Project would not result in a significant impact related to water supply.

Energy Consumption and Air Quality

The proposed construction activities would consume relatively minor quantities of electricity (i.e., temporary use for lighting and small power tools). This electricity would be supplied to the Project Site by the City of Los Angeles Department of Water and Power (LADWP) and would be obtained from the existing electrical lines that connect to the Project Site. Electricity consumed during demolition of the existing building and installation of the landscape buffer would be temporary and would cease upon the completion. Construction activities would also consume energy in the form of petroleum-based fuels associated with the use of construction vehicles, construction worker travel to and from the Project Site, and hauling truck trips. Based on the limited amount of equipment required and the limited duration of construction activities, the Project would require a negligible fraction of the State's total transportation fuel consumption. Therefore, the Project would not have an adverse impact on available electricity or fuel supplies.

The Project consists solely of the demolition of the existing building and the installation of a landscape buffer on the southern boundary of the Project Site. Development of the Project Site is not proposed and/or considered as part of the Project. Therefore, the Project would not have an operational demand for energy, with the exception of a limited amount of electricity for sprinklers to water the landscape buffer.

Overall, the Project would not result in the wasteful, inefficient, and unnecessary consumption of energy resources, and Project impacts would be less than significant.

Conclusion

Based on the above, the Project would require the irreversible commitment of limited, slowly renewable, and non-renewable resources, which would limit the availability of these resources for future generations or for other uses. However, the consumption of such resources would not be considered substantial. The loss of such resources would not be highly accelerated when compared to existing conditions and such resources would not be used in a wasteful manner. Therefore, although irreversible environmental changes would result from the Project, such changes are concluded to be less than significant, and the limited use of nonrenewable resources that would be required by the Project's construction activities is justified.

X. Growth-Inducing Impacts

Section 15126.2(e) of the CEQA Guidelines requires a discussion of the ways in which a proposed project could induce growth. This includes ways in which a project would foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth, or increases in the population which may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Additionally, consideration must be given to characteristics of some projects which may encourage and facilitate other activities that could significantly affect the environment, either

individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

The Project consists of the demolition of the Barry Building. Once demolition is complete, the portion of the Project Site that currently contains the Barry Building would be a vacant lot, and the existing surface parking lot would remain. A landscape buffer would be installed along the southern boundary of the Project Site (fronting San Vicente Boulevard). Development of the Project Site is not proposed and/or considered as part of the Project. The demolition activities would require a daily maximum of 10 construction workers during any given day. The patterns of construction workers in Southern California are such that it is not likely that the workers for the Project would relocate their households as a consequence of being employed to conduct the Project's demolition work, especially given the short duration of demolition activities. Therefore, the Project would not be considered growth-inducing from a short-term employment perspective. Rather, the Project would provide a public benefit by providing employment opportunities during the demolition period.

As the Project does not include any new development on the Project Site, the Project would not result in a population increase at the Project Site due to new housing or employment opportunities that could result in substantial unplanned growth either directly or indirectly. Likewise, the Project also would not require any utility infrastructure improvements. Therefore, the Project would not result in any direct or indirect growth-inducing impacts.

XI. Energy Conservation

The Project's demolition activities would consume relatively minor quantities of electricity and fuel, particularly as the Project would be temporary. Electricity consumed during demolition of the existing building and installation of the landscape buffer would be temporary and would cease upon the completion. All construction and demolition equipment would meet applicable fuel efficiency standards.

The Project does not have an operational component and therefore would not have an operational demand for energy, with the exception of a limited amount of electricity for sprinklers to water the landscape buffer. The Project would not result in the wasteful, inefficient, and unnecessary consumption of energy resources.

XII. Statement of Overriding Considerations

The EIR identifies unavoidable significant impacts that would result from implementation of the Project. PRC Section 21081 and CEQA Guidelines Section 15093(b) provide that when a decision of a public agency allows the occurrence of significant impacts that are identified in the EIR, but are not at least substantially mitigated to an insignificant level or eliminated, the lead agency must state in writing the reasons to support its action based on the EIR and/or other information in the record. The State CEQA Guidelines require, pursuant to CEQA Guidelines Section 15093(b), that the decision-maker adopt a Statement of Overriding Considerations at the time of approval of a project if it finds that significant adverse environmental effects have been identified in the EIR that cannot be substantially mitigated to an insignificant level or be eliminated. These findings and the Statement of Overriding Considerations are based on the documents and materials that constitute the record of proceedings, including, but not limited to, the Final EIR and all technical appendices attached thereto.

Based on the analysis in Sections IV.B and IV.D of the Environmental Impact Analysis, of the Draft EIR, implementation of the Project would result in significant impacts to cultural resources (historical resources) and land use and planning (conflict with plans) that cannot be feasibly mitigated attributable to the demolition of an HCM.

Accordingly, the City adopts the following Statement of Overriding Considerations. The City recognizes that significant and unavoidable impacts would result from implementation of the project. Having (i) adopted all feasible mitigation measures, (ii) rejected as infeasible the alternatives to the project discussed above, (iii) recognized all significant, unavoidable impacts, and (iv) balanced the benefits of the project against the project's significant and unavoidable impacts, the City hereby finds that each of the project's benefits listed below outweigh and override the significant unavoidable impacts relating to the demolition of an HCM.

The below stated reasons summarize the benefits, goals and objectives of the Project, and provide the detailed rationale for the benefits of the Project. These overriding considerations of economic, social, aesthetic, and environmental benefits for the Project justify adoption of the Project and certification of the completed EIR. Each of the listed project benefits set forth in this Statement of Overriding Considerations provides a separate and independent ground for the City's decision to approve the project despite the project's identified significant and unavoidable environmental impacts. 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 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.

General Findings.

1. The City finds that the EIR was prepared in compliance with CEQA and the CEQA Guidelines. The City finds that it has independently reviewed and analyzed the EIR for the project, that the Draft EIR which was circulated for public review reflected its independent judgment and that the Final EIR reflects the independent judgment of the City.

2. The EIR evaluated the following potential project and cumulative environmental impacts: air quality, cultural resources, greenhouse gas emissions, land use and planning, noise, transportation and traffic, and tribal cultural resources, alternatives, and other CEQA considerations. Additionally, the EIR considered, in separate sections, Significant Irreversible Environmental Changes and Growth Inducing Impacts. The significant environmental impacts of the project and the alternatives were identified in the EIR.

3. The City finds that the EIR provides objective information to assist the decision makers and the public at large in their consideration of the environmental consequences of the project. The public review periods provided all interested jurisdictions, agencies, private organizations, and individuals the opportunity to submit comments regarding the Draft EIR. The Final EIR was prepared after the review periods and responds to comments made during the public review periods.

4. The City evaluated comments on environmental issues received from persons who reviewed the Draft EIR. In accordance with CEQA, the City prepared written responses describing the disposition of significant environmental issues raised. The Final EIR provides adequate, good faith and reasoned responses to the comments. The City reviewed the comments received and responses thereto and has determined that neither the comments received nor the responses to such comments add significant new information regarding environmental impacts to the Draft EIR. The Lead Agency has based its actions on full appraisal of all viewpoints, including all comments received up to the date of adoption of these findings, concerning the environmental impacts identified and analyzed in the EIR.

5. The Final EIR documents changes to the Draft EIR. Having reviewed the information contained in the Draft EIR, the Final EIR, and the administrative record, as well as the requirements of CEQA and the CEQA Guidelines regarding recirculation of Draft EIRs, the City finds that there is no new significant impact, substantial increase in the severity of a previously disclosed impact, significant new information in the record of proceedings or other criteria under CEQA that would require additional recirculation of the Draft EIR, or that would require preparation of a supplemental or subsequent EIR. Specifically, the City finds that:

    - The Responses to Comments contained in the Final EIR fully considered and responded to comments claiming that the project would have significant impacts or more severe impacts not disclosed in the Draft EIR and include substantial evidence that none of these comments provided substantial evidence that the project would result in changed circumstances, significant new information, considerably different mitigation measures, or new or more severe significant impacts than were discussed in the Draft EIR.

    - The City has thoroughly reviewed the public comments received regarding the project and the Final EIR as it relates to the project to determine whether under the requirements of CEQA, any of the public comments provide substantial evidence that would require recirculation of the EIR prior to its adoption and has determined that recirculation of the EIR is not required.

    - None of the information submitted after publication of the Final EIR, including testimony at the public hearings on the project, constitutes significant new

information or otherwise requires preparation of a supplemental or subsequent EIR. The City does not find this information and testimony to be credible evidence of a significant impact, a substantial increase in the severity of an impact disclosed in the Final EIR, or a feasible mitigation measure or alternative not included in the Final EIR.

- The mitigation measures identified for the project were included in the Draft EIR and Final EIR. The final mitigation measures for the project are described in the Mitigation Monitoring Program (MMP). Each of the mitigation measures identified in the MMP is incorporated into the project. The City finds that the impacts of the project have been mitigated to the extent feasible by the mitigation measures identified in the MMP.

6. CEQA requires the Lead Agency approving a project to adopt a MMP or the changes to the project which it has adopted or made a condition of project approval in order to ensure compliance with the mitigation measures during project implementation. The mitigation measures included in the EIR as certified by the City and revised in the MMP as adopted by the City serve that function. The MMP includes all of the mitigation measures and project design features adopted by the City in connection with the approval of the project and has been designed to ensure compliance with such measures during implementation of the project. In accordance with CEQA, the MMP provides the means to ensure that the mitigation measures are fully enforceable. In accordance with the requirements of Public Resources Code Section 21081.6, the City hereby adopts the MMP.

7. The custodian of the documents or other materials which constitute the record of proceedings upon which the City decision is based is the City of Los Angeles, Department of City Planning.

8. The City finds and declares that substantial evidence for each and every finding made herein is contained in the EIR, which is incorporated herein by this reference, or is in the record of proceedings in the matter.

9. The City is certifying an EIR for, and is approving and adopting findings for, the entirety of the actions described in these Findings and in the EIR as comprising the project.

10. The EIR is a project EIR for purposes of environmental analysis of the project. A project EIR examines the environmental effects of a specific project. The EIR serves as the primary environmental compliance document for entitlement decisions regarding the project by the City and the other regulatory jurisdictions.

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PROCEDURE FOR PROCESSING "ERROR OR ABUSE OF DISCRETION" APPEALS OF LADBS ACTIONS TO THE BOARD OF BUILDING AND SAFETY COMMISSIONERS

This Information Bulletin provides the procedure for processing requests for Modification of Building Ordinances (Request for Modification) and, subsequently, appeals alleging error or abuse of discretion by the Los Angeles Department of Building and Safety ("LADBS") concerning the City of Los Angeles Building Code (LABC) or other items within the powers of the Board of Building and Safety Commissioners (BBSC) as granted by LAMC 98.0403.1(b). Such appeals shall be filed in accordance with procedures outlined in LAMC Section 98.0403.2.

LADBS staff uses the following guidelines to process appeals filed under LAMC 98.0403.2:

1. PROCESSING FEES

The customer shall complete the Request for Modification Form and provide the request to the LADBS staff member along with exhibits and any pertinent information for the request. The LADBS staff member's supervisor will determine the processing fees pursuant to LAMC Section 98.0403.2(a) and refer the customer to cashier with (3) copies. Processing fees are $130.00 for the first item and $39.00 for each additional item, plus $208.00 for two (2) hours of research. For complex requests requiring more than two (2) hours of research, an additional research fee may be imposed.

Note: At satellite offices where cashiers are not available, the appellant may leave a check or money order made out to the "City of Los Angeles" for the appropriate amount. LADBS shall process the application and send a copy with receipt of payment to the appellant.

2. DETERMINATION

The LADBS Staff member's supervisor shall make a determination to grant, grant with conditions, or deny the Request for Modification and provide said information to the customer. If dissatisfied with the supervisor's interpretation, the customer can file an appeal under LAMC Section 98.0403.2(b).

LAMC Section 98.0403.2(b). appeals shall be submitted to the Chief Inspector, Building Civil Engineer and above in charge of the office where the determination was made. (The term "Manager" shall be used hereinafter to describe this senior staff position.)

If the Manager determines that LADBS neither erred nor abused its discretion in making the determination, and the appellant wishes formally to initiate the appeal process, the Manager shall provide the required "Supplemental Application for Appeals" Form (Appeal Form) and

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

instruct the appellant how to complete the form.

The appellant must itemize the grounds for the appeal, along with applicable LAMC sections, on the Appeal Form. The Request for Modification Form and any evidence supporting the appeal, such as photographs and correspondence should be submitted as an attachment to the appeal form.

No additional information will be accepted by the Department after the appeal form has been submitted unless a new appeal form is filed and applicable fees are paid.

3. REVIEW OF APPEAL FORMS AND FEE FOR WRITTEN REPORT

The Manager shall review the appeal package for completeness. If the Manager determines that the form and all attachments clearly state the grounds for the appeal and cannot be approved administratively, the Manager shall complete the fees portion on page two of the Request for Modification form as outlined in LAMC Section 98.0403 (b) and refer the customer to cashiers with (3) copies. Filling fees are based on the subject of the request as set forth in Tables 4A or 4B plus $104.00 for (1) hour of research.

4. ROUTE ORIGINAL APPEAL PACKAGE

After the fees are paid, the appellant shall return the original appeal package and a copy of the paid request for modification form to the Manager. The Manager shall ensure that the appellant's original appeal package is hand delivered to the Commission Office. The Commission staff shall log the appeal by assigning a case number, creating a case file and assigning the case to the responsible manager.

5. WRITTEN DETERMINATION

The Manager assigned to the case shall prepare a report and presentation setting forth the justifications and findings for LADBS's determination, specifically addressing the appellant's issues. The report shall be completed within 60 days from the date of the appeal's submittal and the item shall be scheduled for the next available BBSC hearing date. For complex requests, additional time may be required to complete the report.

6. NOTIFICATION OF PUBLIC HEARING

When the appeal is scheduled for a hearing before the BBSC, the Commission staff shall notify the appellant through a written notice at least ten days prior to the date of the hearing. The notice shall be given by email or U.S. mail.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

REQUEST FOR MODIFICATION OF BUILDING ORDINANCES

UNDER AUTHORITY OF L.A.M.C. SECTION 98.0403

PERMIT APP. #:	**DATE:**	**For City Dept. Use Only** **Building Zoning** **Grading Shoring** **Mech. Elec. Plumb.** **Green D.A. Misc.**
JOB ADDRESS:		
Tract:	**Block:** **Lot:**	
Owner:	Petitioner:	
Address:	Address:	
City State Zip Phone	City State Zip Phone	

REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY) | CODE SECTIONS:

JUSTIFICATION (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)

Owner/Petitioner Name (Print) **(Signature)** **Position**

FOR CITY DEPARTMENT'S USE ONLY BELOW THIS LINE

Concurrences required from the following Department(s)			Approved	Denied
☐ Los Angeles Fire Department	Print Name_____	Sign_____	☐	☐
☐ Public Works Bureau of Engineering	Print Name_____	Sign_____	☐	☐
☐ Department of City Planning	Print Name_____	Sign_____	☐	☐
☐ Department of County Health	Print Name_____	Sign_____	☐	☐
☐ Other _____	Print Name_____	Sign_____	☐	☐

DEPARTMENT ACTION

☐ **GRANTED** ☐ **DENIED**

Reviewed by: (Staff) (Print) ***Sign*** ***Date***

Action taken by: (Supervisor) (Print) ***Sign*** ***Date***

NOTE: IN CASE OF DENIAL, SEE PAGE #2 OF THIS FORM FOR APPEAL PROCEDURES

CONDITIONS OF APPROVAL (Continued on Page 2):

For Cashiers Use Only

(PROCESS ONLY WHEN FEES ARE VERIFIED)

(DEPARTMENT USE ONLY)

FEES

Appeal Processing Fee.. (No. of Items) =	1	X $130 + $39/addl	= 130.00
Inspection Fee ..... (No of Insp.) =		X $ 84.00	=
Research Fee ... (Total Hours Worked) =	2	X $104.00	= 208.00
Subtotal.....			= 338.00
Development Services Center Surcharge		X .03	= 10.14
Systems Development Surcharge.....		X .06	= 20.28
Total Fees.....			= 368.42

Fees verified by:

Print and Sign _____

Permit App #:	Job Address:

CONDITIONS OF APPROVAL (Continued from Page 1)

CITY OF LOS ANGELES
BOARD OF BUILDING AND SAFETY/DISABLED ACCESS COMMISSION APPEAL FORM

(Must be Attached to the Modification Request Form, Page 1)

AFFIDAVIT – LADBS BOARD OF BUILDING AND SAFETY COMMISSIONERS – RESOLUTION NO. 832-93

I, _____ do state and swear as follows:
(Print or Type Name of the Person Signing this Form)

1. The name and mailing address of the owner of the property (as defined in the resolution 832-93) at _____ as shown on the appeal application (LADBS Com 31) are correct, and
2. The owner of the property as shown on the appeal application will be made aware of the appeal and will receive a copy of the appeal.

I declare under PENALTY OF PERJURY that the forgoing is true and correct.

Owner's Name(s) _____ _____
(Please Type or Print) (Please Type or Print)

Owner's Signature(s) _____ (Two Officers' Signatures Required for Corporations)
(Please Sign)

Name of Corporation _____ _____
(Please Print Name of Corporation) (Please Type or Print)

Dated this _____ day of _____ 20_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT----------SIGNATURE(S) MUST BE NOTARIZED

State of **CALIFORNIA** County of _____ on _____

before me, _____, personally appeared _____,
Name, Title of Officer (e.g. Jane Doe, Notary Public) Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument in person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. **I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.**

WITNESS my hand and official seal. Signature _____

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

APPEAL OF DEPARTMENT ACTION TO THE BOARD OF BUILDING AND SAFETY COMMISSIONERS/DISABLED ACCESS APPEALS COMMISSION

_____ _____
Applicant's Name Applicant's Title

_____ _____
Signature Date

FEES **(DEPARTMENT USE ONLY)**

Board Fee ..... (No. of Items)	1	X $354 +$215/addl	=	354.00
Inspection Fee ..... (No of Insp.) =		X 84.00	=	0.00
Research Fee ... (Total Hours Worked) =	2	X 104.00	=	208.00
Subtotal			=	562.00
Development Services Center Surcharge		X .03	=	16.86
Systems Development Surcharge		X .06	=	33.72
Total Fees			=	612.58

Fees verified by:

Print and Sign _____

For Cashiers Use Only
(PROCESS ONLY WHEN FEES ARE VERIFIED)

SUPPLEMENTAL APPLICATION FOR APPEALS

TYPE OF APPEAL:

- ☐ BUILDING CODE APPEAL
- ☐ ZONING CODE APPEAL
- ☐ INSPECTION / CODE ENFORCEMENT APPEAL

PROJECT TYPE:

- ☐ ONE OR TWO FAMILY RESIDENTIAL
- ☐ MULTI-FAMILY RESIDENTIAL
- ☐ COMMERCIAL/INDUSTRIAL

PERMIT APPLICATION:		
ADDRESS:		ZIP:
TRACT:	BLK:	LOT:
OWNER NAME:	OWNER ADDRESS:	ZIP:

APPLICATION INFORMATION:

NAME:	ADDRESS:	ZIP:
EMAIL:	APPLICANT SIGNATURE:	DATE:

ISSUES:	VIOLATION:	CODE SECTION:
1.		
2.		
3.		

- ❖ FOR ADDITIONAL ISSUES, ATTACH TO THIS APPLICATION
- ❖ ATTACH ALL APPLICABLE EXHIBITS AND EVIDENCE TO THIS APPLICATION

SUPPLEMENTAL APPLICATION FOR APPEALS

ISSUES:	VIOLATION:	CODE SECTION:
4.		
5.		
6.		
7.		
8.		
9.		

Attachment B

Civil Service Class Specifications

Attachment B-1

BINH PHAN, Permit and Engineering Bureau Chief

Note: Most recent available as of 07/20/2025 from City Personnel Office Website

CITY OF LOS ANGELES
CIVIL SERVICE COMMISSION

CLASS SPECIFICATION
POSTED JUNE 1999

05-15-98 **STRUCTURAL ENGINEERING ASSOCIATE, 7957**

Summary of Duties: Performs professional structural engineering work in the preparation or checking of designs, plans, specifications, estimates, and reports for a variety of structures; and does related work.

Distinguishing Features: Structural Engineering Associate I is the normal entry level to the class. Employees at this level usually have little, if any, experience or special training. They initially perform the less complex professional engineering work under close supervision while learning and assisting in a variety of routine duties. As employees become more experienced, they may work independently and may be responsible for one or more large projects. Positions at this level are designated as three-year temporary training positions under Civil Service Rule 5.30. Employees with two years of full-time City experience as a Structural Engineering Associate I and an Engineer-in-Training (EIT) Certificate, would automatically move to the Structural Engineering Associate II level.

Employees at the Structural Engineering Associate II level perform journey level Structural engineering work requiring a broad knowledge of structural engineering skills. Individuals at this level usually work independently, receiving instructions in general terms, and may be responsible for one or more major City Projects having a wide impact and significant cost. Employees may serve as a lead over a small group of lower level employees.

Employees at the Structural Engineering Associate III level may supervise, or may serve as a lead over a small group of employees, or as a project manager or project engineer involved in work that is technically complex and requires considerable experience, skill and engineering knowledge. Two years of full-time paid, professional experience at the level of Structural Engineering Associate II and registration as a professional engineer with the California State Board of Registration for Professional
Engineers is required for advancement to this level.

Employees at the Structural Engineering Associate IV level are non-supervisory technical experts, who shall maintain the skills and expertise necessary to remain at the higher paygrade level. They may conduct extensive research into new technical developments and evaluate their suitability for City use, may prepare

standards for technical design, may develop and conduct training for other employees about new procedures and techniques, or may act as an internal consultant to other employees or on very difficult issues. These positions are designated by Department Management according to the Department's needs. Some positions require registration as a professional engineer with the California State Board of Registration for Professional Engineers, as determined by department management.

Example of Duties: A Structural Engineering Associate:

- checks and may supervise a group of employees who checks, plans for residential and commercial structures for conformance to the City Building Code, zoning ordinances, and applicable state laws;
- may use computer generated calculations to review or conduct analyses of plans involving varying structural systems;
- checks plans for health, fire, and life safety requirements for the varied uses of buildings;
- enforces zoning regulations;
- reviews building and grading permit applications and issues permits;
- answers questions pertaining to Building Code and zoning requirements at a public counter;
- may review and approve soils engineering reports and plans for grading operations;
- may be required to prepare reports and make presentations before City commissions or Council Committees;
- may be required to train other engineering employees in the application of the Building Code, zoning ordinance, State laws, new engineering developments and construction practices;
- trains, and may supervise a small group of employees in the preparation of designs, plans, specifications, quality assurance plans, conceptual and detailed cost estimates, budgetary and authorization for expenditure documents, requisitions to order materials, schedules, EIR's, and negative declarations to EIR's, and other reports necessary for the construction, maintenance and operation of a wide variety of concrete, masonry, steel, metal and timber structures;
- performs dynamic analysis of structures including equipment and equipment support systems;
- administers fabrications and construction contracts;
- prepares feasibility studies, preliminary design, and layouts for proposed structures and facilities;

- advises contractors and construction inspectors on structural problems arising during construction;
- investigates and recommends repair of structural damage or deterioration to existing facilities;
- evaluates wharves and structures for crane, railroad, or other overloads and determines adequacy of structures for proposed loading;
- may act as project engineer, or advises and assists project engineers and construction supervisors on structural engineering problems;
- performs contract administration of engineering consultant contracts for Public Works projects;
- prepares and negotiates change orders with contractors on Public Works construction projects;
- checks and reviews plans submitted by private engineers or developers for structures in the public right-of-way in conformance to City standards and policies;
- provides inspections and makes recommendations for maintenance and repair of City bridges in conformance with California Department of Transportation requirements;
- interprets designs and specifications for construction forces;
- personally performs or assists in the supervision of implementation of quality control/quality assurance activities on construction of all types of structures;
- performs quality control functions for materials used on construction projects, including fabricated assemblies;
- rejects or reports materials which do no meet specifications;
- inspects and makes recommendations regarding the maintenance and strengthening of existing buildings of archaic construction;
- inspects and investigates manufacturing plants prior to the awarding of contracts to determine the adequacy of staff and plant facilities to meet contract requirements;

Example of Duties (cont.):

- performs job administration functions including obtaining permits, contract bid evaluations, and job cost and scheduling control;
- may interpret or clarify assignments and outlines procedures for subordinates, including engineering personnel employed through the use of personal services contracts;
- reviews completed work for conformation to recognized standards and feasibility of construction, as well as for completeness and accuracy;
- reviews project status, initiates changes and provides advice and assistance to engineering and construction personnel;
- prepares plans and calculations for dredging projects;
- recommends corrosion control measures for metal wharves and steel piles;
- may supervise or assist in supervising a large drafting unit engaged in

preparing design drawings for a wide variety of structural and architectural projects;

May occasionally be assigned to other duties for training purposes or to meet technological changes or emergencies.

Qualifications: Incumbents must have the following knowledges and abilities:

Knowledges of:

- the principles of structural engineering, including recognized standards, as applied to the preparation or checking of designs, plans, specifications, and estimated for reinforced concrete, masonry, steel, and timber structures, and drafting
- the sources of engineering information;
- engineering mathematics;
- field survey and construction practices;
- engineering mechanics and of mechanics of materials.

The ability to:

- apply engineering principles to the solution of specific problems;
- apply the basic fundamentals of computer aided design and drafting;
- deal tactfully and effectively with employees and the public;
- communicate effectively both orally and in writing;
- prepare clear and comprehensive technical reports, charts and graphs.

Persons with disabilities may be able to perform the essential duties of this class with reasonable accommodation. Reasonable will be evaluated on an individual basis and depend, in part, on the specific requirements for the job, the limitations related to the disability, and the ability of the hiring department to accommodate the limitation.

Minimum Requirements:

Graduation from a school of engineering in a recognized four-year college or university with a degree in engineering which includes at least 12 semester units or 18 quarter units of structural engineering courses, or possession of a valid Engineer-in-Training Certificate issued by the California State Board of Registration of Professional Engineers is required.

License: A valid California driver's license may be required.

As provided in Civil Service Commission Rule 2.5 and Section 4.55 of the Administrative Code, this specification is descriptive, explanatory and not restrictive. It is not intended to declare what all of the duties, responsibilities, and required qualification of any position shall be.

Note: Most recent available as of 07/20/2025 from City Personnel Office Website

11-16-90 **BUILDING CIVIL ENGINEER, 7244**

Summary of Duties: A Building Civil Engineer plans, organizes, and directs the work of an engineering group checking plans, designs and specifications for a variety of buildings for compliance with the Los Angeles City Building Code, Planning and Zoning Code, and the State Building Codes for energy conservation and building access by the physically disabled. A Building Civil Engineer performs professional civil engineering work when checking plans for the more complex buildings and making special engineering studies. Incumbents use sound supervisory rules and techniques to build and maintain an effective staff and satisfy affirmative action responsibilities, and does related work.

Distinguishing Features: A Building Civil Engineer normally supervises an engineering group which checks plans, designs, and specifications for structural as well as non-structural criteria on a variety of buildings. A Building Civil Engineer personally directs or performs the more difficult work or has overall responsibility for a project and uses considerable independent judgment in carrying it out.

A Building Civil Engineer determines what is to be done, personally supervises the most difficult parts of the work, and delegates work to subordinates. As a bona fide supervisor, a Building Civil Engineer performs the full range of supervisory activities including: disciplining employees, taking care of grievances, rating employee performance, and approving time-off requests.

The classes of Building Civil Engineer and Civil Engineer are different because:

* A Civil Engineer supervises employees preparing plans, designs, and specifications for bridges, sewage treatment plants, and other public construction projects.
* A Building Civil Engineer supervises employees checking structural, civil, and architectural plans to enforce the building, planning and zoning, energy, grading, and handicapped codes and regulations for private as well as public construction.
* A Building Civil Engineer does forensic analysis of buildings after structural failures or disasters.

The classes of Building Civil Engineer and Structural Engineer are different because:

* A Structural Engineer must be registered as a Structural Engineer with the California State Board of Registration for Professional Engineers in order to have the legal authority to be in responsible charge to perform structural engineering work.
* A Structural Engineer supervises an engineering group preparing or checking designs, plans, and specifications for a variety of structures to ensure structural integrity and code compliance of the planned structure.
* A Building Civil Engineer supervises an engineering group checking designs, plans, and specifications to enforce the building, planning and zoning, energy, grading, and handicapped codes and regulations.

Examples of Duties: A Building Civil Engineer:

* Supervises an engineering group which checks plans, designs, and specifications for a variety of buildings in low-rise commercial and residential developments in areas such as fire safety, zoning, grading, disabled access, and energy conservation. This includes new construction, alterations, and additions to existing buildings.
* Makes recommendations on Department zoning enforcement policies in areas such as demolitions, heights of buildings, and land uses.
* Approves the ending of building covenants and agreements.
* Reviews proposed zoning code ordinances and State laws and writes Department position papers.
* Gives employees equal employment/affirmative action information.

* Selects, orients, assigns, trains, counsels, and disciplines employees using job-related criteria.
* Helps employees prepare for promotion as described in the City's Affirmative Action Program.
* May check plans, designs, and specifications for the more complex buildings.
* May be a supervisor or advisor in a semi-structural or non-structural engineering job such as code research and development or coordinating construction plan processing from beginning to end.
* May meet with engineers, architects, and contractors about a proposed building or about problems with projects under construction to see how to meet the codes and regulations.

Sometimes may do other work for training purposes or to meet technological changes or emergencies.

Qualifications: Incumbents must have the following knowledges and abilities:

A good knowledge of:
* The recognized methods and practices used in structural engineering to check plans, designs and specifications for a variety of structures.
* Engineering mechanics and the mechanics of materials.
* The City Building Code, the Planning and Zoning Code, and the State Codes for energy conservation, handicapped access, and grading regulations.
* Common sources of engineering knowledge.
* Supervisory principles and practices including: planning, delegating, and controlling the work of employees.
* Techniques for counseling, disciplining, training, instructing, and motivating employees.
* Techniques for evaluating employee work performance.
* Procedures for handling grievances.
* Supervisory responsibility for EEO/AA as set forth in the City's Affirmative Action Program.
* Effective safety principles and practices.

A working knowledge of:
* memoranda of understanding as they apply to employees.

A general knowledge of:
* City personnel rules, policies, and procedures.

The ability to:
* Prepare and analyze comprehensive technical reports.
* Plan, layout, and direct the work of a group of employees.
* Coordinate the work of an engineering group with an overall program.
* Establish and maintain a work environment to enhance both employee morale and productivity.
* Apply sound supervisory principles and techniques.

* Fulfill supervisory affirmative action responsibilities as indicated in the City's Affirmative Action Program.
* Deal tactfully and effectively with employees and the public.

Minimum Requirements: Four years of full-time paid professional engineering experience in the use and application of the Los Angeles City Building Code, Planning and Zoning Code, and State regulations in areas such as, but not limited to, energy conservation, handicapped access, grading, zoning, and fire safety. Two years of this experience must be full-time paid experience at the level of Structural Engineering Associate.

Registration: A Building Civil Engineer must be registered as a Civil Engineer with the California State Board of Registration for Professional Engineers.

License: A valid California driver's license may be required.

Physical Requirements: A person in this class must be able to lift at least five pounds and sometimes over fifteen pounds. He/she must have good speaking and hearing abilities and good eyesight.

Persons with medical limitations may, with reasonable accommodations, be capable of performing the duties of some of the positions in this class. Such determination must be made on an individual basis in light of the person's limitations, the requirements of the position, and the appointing authority's ability to effect reasonable accommodations to the person's limitations.

As provided in Civil Service Commission Rule 2.5 and Section 4.55 of the Administrative Code, this specification is descriptive, explanatory, and not restrictive. It is not intended to declare what all of the duties and responsibilities of any position shall be.

City of Los Angeles

ASSISTANT DEPUTY SUPERINTENDENT OF BUILDING 4219

SALARY	$131,898.00 - $203,955.00 Annually	**LOCATION**	CITY OF LOS ANGELES, CA
JOB TYPE	FULL-TIME	**JOB NUMBER**	4219 P 2024/04/05 R
DEPARTMENT	Building & Safety	**OPENING DATE**	04/05/2024
CLOSING DATE	4/18/2024 11:59 PM Pacific		

DUTIES

ANNUAL SALARY

$131,898 to $192,847 and $139,499 to $203,955

NOTES:

1. Annual salary is at the start of the pay range. The current salary range is subject to change. Please confirm the starting salary with the hiring department before accepting a job offer.
2. Candidates from the eligible list are normally appointed to vacancies in the lower pay grade positions.

An Assistant Deputy Superintendent of Building plans, organizes and directs or assists in directing the activities of a bureau, division, or district office which is responsible for enforcement of City building, grading, zoning, mechanical, electrical, plumbing, elevator, and pressure vessel ordinances and State mandates such as disabled access and green regulations; the prevention, elimination and correction of hazardous substandard conditions in existing commercial, industrial and residential structures; or the administration of resource management support services. An Assistant Deputy Superintendent of Building also applies sound supervisory principles in the management and monitoring of subordinate supervisors and staff; effectively handles day-to-day operations and urgent matters; continuously enhances operations; fulfills equal employment opportunity responsibilities; and acts in the absence of the Deputy Superintendent of Building.

REQUIREMENT(S)/MINIMUM QUALIFICATION(S)

1. Four years of full-time paid experience with the City of Los Angeles in a class at the level of Building Civil Engineer, with responsibility for one or more of the following:
   a. Supervising the operations of plan check or building research units; or
   b. Supervising the operations of a grading, geology or soils unit; or
2. Eighteen months of full-time paid experience with the City of Los Angeles in a position at the level of Building Civil Engineer II: or
3. Three years of full-time paid experience in a class at the level of Principal Inspector with the City of Los Angeles, Department of Building and Safety, in any of the following inspection disciplines: building, building mechanical,

electrical, plumbing, heating and refrigeration, elevators, pressure vessels, or any combination thereof.

PROCESS NOTES

1. Applicants who lack six months or less of the required experience may file for this examination. However, they cannot be appointed until the full experience requirement is met.
2. Some positions may require a valid California driver's license. Candidates may not be eligible for appointment to these positions if their record within the last 36 months reflects three or more moving violations and/or at-fault accidents, or a conviction of a major moving violation (such as DUI).
3. Registration as a Civil, Electrical or Mechanical Engineer with the State Board of Registration for Professional Engineers may be required for some positions prior to appointment.
4. Some positions may require one of the following:

   a. ICC Certification as Combination Dwelling Inspector, Plumbing Inspector, Mechanical Inspector, Building Inspector, or Electrical Inspector, or as a plan examiner for Electrical, Mechanical, or Building Codes; **or**

   b. IAPMO certification as Plumbing Inspector or Mechanical Inspector; **or**

   c. National Fire Protection Association Certification (NFPA) as Electrical Inspector; **or**

   d. National Inspection Testing and Certification (NITC) as Fire Sprinkler Inspector; **or**

   e. Certified Competent Conveyance Inspector certification issued by the California Division of Occupational Safety and Health; **or**

   f. Certificate of Competency to inspect boiler and pressure vessels issued by the State of California; **or**

   g. National Board Commission from the National Board of Boiler and Pressure Vessel Inspectors; **or**

   h. CA Residential Combination Inspector Certified by ICC; **or**

   i. California Commercial Building Inspector certified by ICC; **or**

   j. Certified Electrical Inspector Master (CEI-M) certified by International Association of Electrical Inspectors (IAEI).

WHERE TO APPLY & APPLICATION DEADLINE

Applications will only be accepted on-line. **When you are viewing the on-line job bulletin of your choice, simply scroll to the top of the page and select the "Apply" icon.** On-line job bulletins are also available at https://www.governmentjobs.com/careers/lacity/promotionaljobs for Promotional Examinations.

NOTE:
Applicants are urged to apply early to ensure you have time to resolve any technical issues you may encounter.

Applications must be received by THURSDAY, APRIL 18, 2024

SELECTION PROCESS

Examination Weight:

Job Simulation Exercise. . . . . .Advisory
Interview 100%

The examination will consist of an on-line advisory job simulation exercise and an interview. In the interview, the following competencies may be evaluated: Judgment and Decision Making; Supervision; Interpersonal Skills; Written Communication; Process Improvement; Program Responsibility; Community Relations; Job Knowledge, including knowledge of: the principles related to land use, plan check, and permitting; materials used in construction as they relate to permits issued by the Department of Building and Safety for building, plumbing, electrical, pressure vessel, elevator, heating, ventilating, and air conditioning permits; inspection and investigation techniques, including field work policies

and procedures; Los Angeles City Building, Plumbing, Mechanical, Electrical, Elevator, and Green Codes; applicable county, State, and federal rules and regulations related to grading, zoning, heating, ventilation, air conditioning, fire life safety, refrigerating, and pressure vessel standards; legal implications involved in the enforcement of the various Codes administered by the Department of Building and Safety sufficient to defend the application of codes in the event of legal claims; programs related to the rehabilitation of substandard structure; and other necessary skills, knowledge, and abilities.

Additional job analysis information can be obtained by going to https://personnel.lacity.gov/jobs/job-analyses.cfm and clicking on Competencies under Assistant Deputy Superintendent of Building.

Prior to the interview, candidates will be required to complete an advisory job simulation exercise, which will consist of a written technical problem related to the duties and responsibilities of an Assistant Deputy Superintendent of Building. This job simulation exercise material will not be separately scored, but will be presented to the interview board for discussion with the candidate and for consideration in the overall evaluation of the candidate. Those who do not complete the advisory job simulation exercise will not be invited to the interview and will be considered to have failed the entire examination. To be considered complete, the advisory job simulation exercise must include a substantive response for each question or problem included in the advisory job simulation exercise for which a candidate is required to provide an answer. Please note that candidates must complete the advisory job simulation exercise and meet the minimum qualifications as stated on this bulletin in order to be considered further in the examination process.

The advisory job simulation exercise will be administered on-line. Candidates invited to participate in the examination will receive an e-mail from the City of Los Angeles outlining the specific steps on how to complete the on-line advisory job simulation exercise. Candidates will be required to complete the on-line advisory job simulation exercise between **MONDAY, MAY 13, 2024 and MONDAY, MAY 20, 2024.** Additional instructions will be sent via e-mail. Candidates who fail to complete the advisory job simulation exercise as instructed may be disqualified.

Candidates will be notified by e-mail of the date, time, and location of the interviews, which may be held in Los Angeles or on-line. It is anticipated that interviews will begin during the period of **JUNE 17, 2024 to JUNE 28, 2024**.

NOTES:

1. This examination is based on a validation study.
2. Appointment to this position is subject to a one-year probationary period as provided by Section 1011 of the Los Angeles City Charter.
3. As a covered entity under the Fair Employment and Housing Act and Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodations to ensure equal access to its programs, services, and activities. To request a disability accommodation, please complete the Disability Accommodation Form within 14 calendar days of the submittal of the City application. The Disability Accommodation Form can be obtained at http://per.lacity.org/exams/verify_disability.pdf (Download PDF reader).
4. Applications are accepted subject to review to ensure that minimum qualifications are met. Candidates may be disqualified at any time if it is determined that they do not possess the minimum qualifications stated on this bulletin.
5. A final average score of 70% is required to be placed on the eligible list.
6. You must have received a regular appointment to a City position or be on a reserve list to file on a promotional basis.
7. Seniority credit at the rate of 0.10 of a point for each year of continuous City service in those City classes which provide qualifying experience for this position will be added to the weighted test score of each promotional

candidate. A maximum of one point will be added to the score of the candidate.

8. If in accordance with the Rule of Three Whole Scores all applicants are eligible for appointment consideration, the examination will consist entirely of an evaluation of candidates' City employment application by Personnel Department staff to ensure that the minimum qualifications have been met.
9. In accordance with Civil Service Rule, Sec. 4.24, review periods may be combined. Candidates in the examination process may file protests as provided in Sec. 4.20, 4.22, 4.23 as applicable and within the required timeframe; however, the Personnel Department may respond to and resolve protests prior to the establishment of the eligible list.

THIS EXAMINATION IS TO BE GIVEN ONLY
ON AN INTERDEPARTMENTAL PROMOTIONAL BASIS

The City of Los Angeles does not discriminate on the basis of race, religion, national origin, sex, age, marital status, sexual orientation, gender identity, gender expression, disability, creed, color, ancestry, medical condition (cancer), or Acquired Immune Deficiency Syndrome.

Employer
City of Los Angeles

Address
700 East Temple Street, Room 100

Los Angeles, California, 90012

Phone
213-473-9311

Website
http://per.lacity.org

ASSISTANT DEPUTY SUPERINTENDENT OF BUILDING 4219 Supplemental Questionnaire

*QUESTION 1

To be PROPERLY AND PROMPTLY notified of the status of my application, I UNDERSTAND that I MUST provide on my City application, the following information:

-Working E-mail address
-Telephone Number
-Official social security number

I UNDERSTAND that I MUST provide a working email address on my application where I will receive notifications regarding the status of my application and the selection process.

I UNDERSTAND that important information regarding the status of my application and the selection process will only be sent via E-MAIL to the email address I provided.

I UNDERSTAND that it is MY RESPONSIBILITY to ensure that the email address I provided is a working email and that I will check my email regularly to ensure I receive any communication as it relates to the examination promptly.

I UNDERSTAND that the City of Los Angeles Personnel Department is NOT RESPONSIBLE for any lost or redirected emails and that it is MY RESPONSIBILITY to add info@governmentjobs.com to my email contact list to avoid email

CITY OF LOS ANGELES – DEPARTMENT OF BUILDING AND SAFETY

CHIEF, CODE ENFORCEMENT BUREAU

(Deputy Superintendent of Building I)

This position is exempt from Civil Service*

Annual Salary: $138,184 – 196,606

Duties:

As a key senior management level position in Los Angeles Department of Building and Safety (LADBS), the Code Enforcement Bureau Chief reports directly to the General Manager and the Executive Officer. This position manages all of the operations of the Department's Code Enforcement Bureau (CEB) which is comprised of nearly 200 employees (including, inspectors, supervisors, managers and support staff). The CEB Chief is responsible for planning, directing and coordinating the activities of the Department's code enforcement functions designed to prevent and remove blight throughout the City which include, Vacant Building Abatement, Commercial and Residential Complaint and Referral, Sign Enforcement, Off-Site Sign Periodic Inspection Program, Annual Inspection Monitoring Program (AIM), Pro-Active Code Enforcement (PACE), and the Local Enforcement Agency that handles monitoring and enforcement of the City's landfills and transfer sites. The Bureau Chief is also responsible for preparing the operational budget, a variety of statistical reports and recommending bureau policies and solutions to problems.

Desires Qualifications:

Applicants should possess a minimum of one year of full time paid management experience equivalent to the level of Assistant Deputy Superintendent of Building in the City of Los Angeles and have been involved in code enforcement, inspection, building permit and/or plan check. Experience should include managing a large occupationally diverse staff in the planning, design, and implementation of work programs, budgets, financial strategies, policies, and procedures. The applicant should have knowledge and clear understanding of the Los Angeles Municipal Code pertaining to the Zoning Code, Building Code, etc. and other City Ordinances relating to private property land use.

Applicants for this position should demonstrate a thorough working knowledge of and experience with the principles, methods, and techniques required for the effective administration of a full service permitting, inspection and code enforcement program, including the following:

- The ability to optimize the utilization of personnel and other resources in accomplishing the Department's goals.
- Ability to rapidly assess an escalating and problematic situation and take actions to mitigate the risks to the Department/City and resolve the issues at hand. The ability to identify and analyze potential problems and develop innovative and practical solutions to problems.

- The ability to establish and maintain effective working relationships with a variety of elected officials, City departments, offices, bureaus, and Council offices, as well as outside agencies, organizations, and the public.

To Apply:

Electronic submittals are required. Interested applicants should immediately submit a resume, cover letter, and three work-related references (include name, job title, affiliation, and telephone number) to:

City of Los Angeles Personnel Department

Attn: Leonard Torres – Executive Recruitment

Email: per.execsearch@lacity.org

(Note: When e-mailing your application material, the subject line should reflect your Name and the Job Title you are applying for.)

Questions can be referred to Leonard Torres at (213) 473-9394 or Janell Ishii Hata at (213) 473-9393

In order to be considered, resumes must include:

- Position title and employment dates;
- Name of organization;
- Organization structure (narrative statement and organization chart showing the date, size, and scope of activities and functions for which you are/were responsible and the relationships of these activities and functions to other departments/bureaus/divisions within the organization);
- Brief description of your responsibilities, including program formulation and implementation; and operation control and direction; and
- Brief description of your management experience related to the above-stated Duties and Requirements.

APPLICATION DEADLINE

The filing period will close on
Friday, **September 9, 2016, at 4:00 p.m.**

Only the most qualified individuals will be invited to participate in the next phase of the selection process which will include in-person interviews and may include a brief writing exercise.

* This position is intended to be hired exempt from civil service meaning it is an at-will position. The incumbent will not accrue any civil service tenure, contractual employment rights or due process rights. The incumbent may be removed, without any finding of cause by the appointing authority. Such removal would not be reviewable or appealable.

Attachment B-2

KEN BERNSTEIN
Principal City Planner

Note: Most recent available as of 07/20/2025 from City Personnel Website

09-16-83

PRINCIPAL CITY PLANNER, 7946

Summary of Duties : Directs the work of a major division of the City Planning Department, and does related work.

Distinguishing Features : A Principal City Planner is responsible for directing all phases of activity in a major division in the Planning Department which includes several groups of professional, technical, and clerical employees. Under general direction an employee of this class plans, lays out, coordinates, and reviews the multiple facets of the work involved. A Principal City Planner normally receives assignments in terms of general objectives, and the completed work is evaluated on the basis of results obtained. An employee of this class represents the City at conferences and meetings with other jurisdictions and organizations concerned with the development, implementation and administration of the City general plan. Employees of this class may act for their supervisors when so designated.

Summary of Duties : Plans, lays out, directs, reviews, and coordinates the work of professional, technical and clerical employees in a major division of the City Planning Department; directs the preparation and maintenance of the City General Plan and specific plans for the future growth and development of the City, including data compilation and analysis, field surveys, citizen participation, environmental assessment, and identification and analysis of alter- natives, long, intermediate, and short-range plans for land use, circulation, recreation, schools, public facilities, environment and related elements; prepares or reviews reports and recommendations and submits them to the Director of Planning and the City Planning Commission for approval; assists in coordinating the programs and activities of a division with other divisions of the City Planning Department and those of other City departments and governmental agencies; presents and directs presentation of tentative plans at public meetings;

Directs office and field work required for the implementation of the City General Plan; directs, reviews, and coordinates the work of hearing examiners concerned with the holding of public hearings and making studies, and field work investigations and zoning matters including applications for changes of zone, specific plans, conditional uses, and building lines and supplemental use districts; reviews reports and recommendations of hearing examiners and other subordinates and presents them to the City Planning Commission; supervises the work of the Secretary City Planning Commission; directs the preparation of recommended changes in the zoningordinances and reports on emergency studies that require immediate action or recommendation; directs the review and approval of proposed locations and land acquistions for public buildings and facilities or for other public use, including streets and highways; may direct the work of branch offices giving information to, and accepting various

applications from the public; investigates and makes recommendations on unusually complex or difficult zoning matters.

Directs, coordinates, and reviews the development and application of mathematical models capable of being run in a computer and their possible utilization in a combined simulation of actual situations; directs the systems analysis, computer programming, and computer simulation of models; directs the systems design for data acquisition and implementation of an automated information base consisting of all the data necessary for the planning and operational functions of the Department, including the elements of establishment, maintenance, and use of a series of automated files covering a wide range of environmental, social, economic, and physical data within appropriate geographical identifications; directs research analysis necessary for comprehensive planning on such subjects as population and economic trends, land use, transportation, and social conditions, utilizing the latest economic and social research techniques, including the principles and techniques of operations research such as descriptive statistics, sampling, correlation and regression analysis, linear programming, and factor analysis;

Interviews and makes recommendations concerning the employment of professional City planning personnel; assists in preparation of the annual budget of the City Planning Department; directs the maintenance of records and the preparation of work programs for the division; acts for the City Planning Officer, Deputy Director of Planning, or Director of Planning during their absence as assigned; and may occasionally be assigned to other duties for training purposes to meet technological changes or emergencies.

Qualifications : A good knowledge of the principles, practices, techniques, and purposes of City planning and urban design including the development and maintenance of a comprehensive general plan and its legal implementation; a good knowledge of the planning process including the place of planning in the decision making process and the steps in the planning process; a good knowledge of the principles, techniques, and sources of information applicable to the collection, analysis, and presentation of data pertaining to City planning; a good knowledge of supervision and coordination as they relate to the direction of a planning function; a good knowledge of economic and social research and statistical techniques; a good knowledge of the principles of administration and organization relating to the direction of a major planning division; a good knowledge of physical City development, including theory of City form, land use, transportation, utilities, and shelter; a working knowledge of the techniques of systems analysis and operations research such as mathematical modeling and simulation, descriptive statistics, sampling, correlation and regression analysis, linear programming and factor analysis; a working knowledge of techniques in citizen participation; a working knowledge of environmental analysis and preparation of Environmental Impact Reports; a working knowledge of state and federal laws and procedures applicable to urban renewal; a

general knowledge of City personnel rules, employee relation laws, regulations, and policies; the ability to supervise the preparation of clear and concise reports, sound recommendations, and adequate supporting data and special exhibits; the ability to visualize and formulate general and specific plans; the ability to plan, direct, coordinate, and review the work of a group of pro- fessional, subprofessional, and clerical employees engaged in several different City planning operations; the ability to speak effectively before various groups and in presenting reports and recommendations to governmental agencies; and the ability to deal tactfully and effectively with staff, other department employees, personnel of other agencies, public officials, and the public.

Two years of experience as a Senior City Planner or in a class which is at least at that level in urban planning or zoning is required.

Appointment to this class is subject to a one-year probationary period as provided in Section 109 of the City Charter.

Physical Requirements : Strength to perform average lifting of less than 5 pounds and occasionally over 15 pounds; good speaking and hearing ability; and good eyesight.

Persons with certain handicaps may be capable of performing the duties of some of these positions. Such determination must be made by the medical examiner on an individual basis.

> As provided in Civil Service Commission Rule 2.5 and Section 4.55 of the Administrative Code, this specification is descriptive, explanatory and not restrictive. It is not intended to declare what the duties of any position shall be.

Attachment B-3

MINDY NGUYEN
Senior City Planner

Note: Most recent available as of 07/20/2025 from City Personnel Website

09-16-83

SENIOR CITY PLANNER, 7947

Summary of Duties : Supervises the work of a large specialized section engaged in professional City planning activities; and does related work.

Distinguishing Features : A Senior City Planner supervises the work of a large specialized section of the City Planning Department involved in a particular major phase of general plan, subdivision and parcel map, or zoning and public hearings work. Assignments usually outline general objectives and work is evaluated on results attained. Guidance is received through City Planning Commission requests and policies, and through conferences with, and instructions from supervisors. Employees of this class may act for their superiors in accordance with standing directives or as specifically assigned.

Examples of Duties : Supervises, plans, coordinates, and reviews the work of a large specialized section of the City Planning Department; reviews the development, preparation, and updating of long, intermediate, and short range zoning and other plans for the City as a whole and for smaller areas and districts; supervises investigations, public hearings, and report preparation on specific planning and zoning matters; supervises the preparation of reports, recommendations, maps, and special exhibits for presentation to the City Planning Commission, Board of Zoning Adjustments, City Council, and other governmental and civic organizations; reviews or supervises the review of proposed zone changes and variances, subdivisions, parcel and private street maps, and other matters for their effect on the City general plan; reviews and recommends approval of proposed locations and land acquisitions for public buildings and facilities or for other public use including streets and highways; supervises field and office work required to prepare land use studies and maps, central City studies, and general plans for the location of fire stations, schools, and recreation and other public facilities; supervises planning research activities which involve designing and implementing automated information systems and the use of color computer graphics equipment; assures that the work of the section is in agreement with the policies and interests of other sections and divisions of the department, acts for a Principal City Planner when so designated;

Represents the City Planning Department at conferences with other governmental agencies, City departments, and private organizations; speaks before civic, community, governmental, and professional groups to explain and advise on planning and zoning matters; participates in staff conferences; prepares preliminary section budget requests; maymake recommendations on the employment or promotion of professional and subprofessional personnel; and may occasionally be assigned to other duties for training purposes or to meet technological changes or emergencies.

Qualifications : A good knowledge of the principles, practices, techniques, and purposes of City planning and urban design including the development and maintenance of a comprehensive general plan and its legal implementation; a good knowledge of the planning process including how planning fits into decision making, and steps in the planning process; a good knowledge of citizen participation techniques; a good knowledge of legal background and tools of planning; a good knowledge of environmental assessment techniques and the preparation of Environmental Impact Reports; a good knowledge of the principles of supervision and coordination as they relate to the direction of a planning function; a good knowledge of safety principles and practices; a working knowledge of laws and regulations related to equal employment opportunity and affirmative action; a working knowledge of physical city development, including theory of City form, land use, transportation, utilities, and shelter; a good knowledge of computer and systems analysis applications to city planning operations research such as math models and simulation, decription statistics, sampling, correlation and regression analysis, linear programming and factor analysis; a working knowledge of human problems as they relate to planning; a general knowledge of state and federal laws and procedures applicable to urban renewal; a general knowledge of City personnel rules policies and procedures; a general knowledge of memoranda of understanding as they apply to subordinate personnel; the ability to supervise the preparation of clear and concise reports, sound recommendations, and adequate supporting data and special exhibits; ability to visualize and formulate general plans for City development in specific or general areas; ability to plan, direct, coordinate, and review the work of a group of professional, subprofessional, and clerical employees engaged in several different City planning operations; ability to speak effectively before professional and civic groups, public gatherings, and in presenting reports and recommendations to governmental agencies; and the ability to deal tactfully and effectively with personnel of other agencies, public officials, other employees and the public.

Two years of experience as a City Planner or in a class which is at least at that level in professional urban planning; or four years of experience as a City Planning Associate or in a class which is at least at that level in professional urban planning is required.

Physical Requirements : Strength to perform average lifting of less than five pounds and occasionally over 15 pounds; and good speaking and hearing ability.

Persons with handicaps may be capable of performing the duties of some of the positions in this class. Such determination must be made by the medical examiner on an individual basis.

As provided in Civil Service Commission Rule 2.5 and Section 4.55 of the Administrative Code, this specification is descriptive, explanatory and not restrictive. It is not intended to declare what the duties and responsibilities of any

position shall be.

Attachment B-4

MELISSA JONES
City Planner

Note: Most recent available as of 07/20/2025 from City Personnel Website

Form PDES 8

THE CITY OF LOS ANGELES

CIVIL SERVICE COMMISSION

CLASS SPECIFICATION

6/24/88 **CITY PLANNER, 7944**

Summary of Duties: Performs professional level planning work by researching, studying, surveying, illustrating and reporting on urban and community planning problems; performs complex City planning work involving the preparation of studies, research and reports in the areas of community planning work involving the preparation of studies, research and reports in the areas of community planning, City-wide planning, environmental planning, transportation planning, and land use administration and zoning administration; plans, supervises, coordinates, and reviews such work; and does related work.

Distinguishing Features: A City Planner performs responsible professional city planning work and exercises considerable independent judgment and discretion in supervising small groups of professional and sub professional City planning employees working on specific phases of plan effectuation or ajar segments of general planning. An employee of this class may report to a Senior City Planner, and Associate Zoning Administrator, or a Principal City Planner. The work is assigned in general terms that outline the type of project and the desired general characteristics. An employee of this class is responsible for the technical and professional soundness of the results. The work is reviewed for adherence to objectives and policies and the soundness of the recommendations.

Example of Duties:

- Plans, supervises, coordinates, and reviews the work of a unit engaged in a particular phase of general plan or plan effectuation work;
- Supervises office and field work required to study, recommend changes and conditions and approve subdivision and tract maps filed with the City Planning Department;
- Personally prepares reports of more difficult or unusual projects;
- Makes field and office investigations, conducts public hearings, and prepares reports on requests for changes in zoning, conditional use requests, and the establishment of private streets and building lines;
- Oversees the operation of design review boards;
- Supervises the preparation of reports and recommendations on the review and approval of proposed locations and land acquisitions for public buildings and facilities;
- Supervises fields and office work required to prepare land use studies, supporting data and maps, General Plan elements, specific plans, special district studies, and special area studies;
- Supervises the preparation of reports, recommendations, maps, and special exhibits for presentation to the City Planning Commission and other governmental and civic organizations;
- Supervises a branch office of the City Planning Department;
- Advises and assists applicants for zone variances and conditional uses, particularly in the

case of citizens referred by the Department of Building and Safety;
- Provides planning ad zoning information of all kinds to subdivides, builders, property owners, other City departments, and the public;
- Represents the City Planning Department at conferences with other City departments, governmental agencies, and organizations;
- Speaks to civic, community, governmental, and professional groups to explain planning, zoning and urban design matters;
- Makes recommendations on the employment or promotion of professional and sub professional personnel;
- Supervises the maintenance of maps and records;
- Fulfills supervisory responsibilities as set forth in the City's Affirmative Action Plan;
-
- May occasionally be assigned to other duties for training purposes or to meet technological changes or emergencies.

Qualifications

Knowledge of:

A good knowledge of:
- Principles, practices, techniques, and purposes of city planning;
- Principles and techniques involved in the development and maintenance of a comprehensive general city plan;
- Principles, techniques, and sources of information applicable to the collection, compilation, analysis, and presentation of data pertaining to city and general planning;
- Local, State, and Federal Laws, City Charter provisions, court cases and legal precedents relating to planning, urban renewal and redevelopment;
- Principles and techniques of personnel management, supervision, and organization applicable to supervising a group of professional, sub professional, and clerical employees.

A working knowledge of:
- Accepted practices and local and applicable State laws relating to zoning, land subdivision and control, and land use;
- Current trends in local, State, and Federal planning and legislation affecting city planning;
- Safety principles and practices:
- Accepted standards for locating streets and highways, recreational, educational, protective, and other public facilities, and industrial, commercial and residential areas;
- Principles and practices of civil and transportation engineering, architecture, landscape architecture, urban design, and municipal administration applicable to city and general planning;
- Terminology, principles, techniques, and sources of information applicable to the collection, compilation of plans and presentations for urban renewal and redevelopment projects;
- Organization of the City and the functions of its various departments;
- Laws and regulations related to equal employment opportunity and affirmative action;

- City personnel rules, policies and procedures.

Ability to:

- Maintain cooperative relationships with other City departments, governmental agencies, and civic and professional organizations;
- Deal tactfully and effectively with personnel of other agencies, public officials, other employees, and the public;
- Conduct field surveys and investigations;
- Plan, coordinate, supervise, and conduct field surveys and investigations;
- Collect, interpret, and analyze data pertinent to city planning and to prepare clear and concise reports;
- Understand, interpret and apply socioeconomic data;
- Supervise or personally perform the collection, interpretation, and analysis of data pertinent to city planning and prepare clear and concise reports, sound recommendations, and adequate data and special exhibits;
- Formulate general plans for City development in specific or general areas;
- Supervise a small number of professional and sub professional employees;
- Conduct public hearings which may involve complex problems and conflicting interests;
- Speak clearly, forcefully, and effectively before professional and civic groups, public gatherings, and in presenting reports and recommendations to governmental agencies.

Requirements: Two years of full-time paid professional experience as a City Planning Associate or in a position which is at least at that level and which has provided two years of full-time paid professional experience in urban planning or zoning is required.

One year of graduate study in urban planning or a closely related field with completion of at least 24 semester units or 36-quarter units, or registration as a landscape architect or architect may be substituted for up to one year of the required experience.

License: A valid California driver's license and good driving record may be required.

Physical Requirements: Strength to perform average lifting of less than 5 pounds and occasionally over 15 pounds; arm and hand dexterity necessary to use drafting instruments; good speaking and hearing ability; and good eyesight, including normal color perception.

Persons with disabilities may be able to perform the essential duties of this class with reasonable accommodation. Reasonable accommodation will be evaluated on an individual basis and depend, in part, on the specific requirements for the job, the limitations related to the disability, and the ability of the hiring department to reasonably accommodate the limitations.

As provided in Civil Service Commission Rule 2.5 and Section 4.55 of the Administrative Code, this specification is descriptive, explanatory and not restrictive. It is not intended to declare what all of the duties,

responsibilities, and required qualifications of any position shall be.

Attachment C

Email Communications

Attachment C-1

Email Communication

09-11-2024

Faruk Sezer, Building Civil Engineer

Re: Time Sensitive ... ENV-2019-6645-EIR; 11973 San Vicente Boulevard Project; Proposed Demolition of The Barry Building Historical Cultural Monument (HCM) #887 ...

From: Faruk Sezer (faruk.sezer@lacity.org)

To: ziggykruse2005@yahoo.com

Date: Wednesday, September 11, 2024 at 09:32 AM PDT

Hi Ziggy,

The Planning Commission held a meeting last Thursday, and we are now awaiting their determination or recommendation letter. We expect this letter to be issued either this week or early next week. Once we receive the letter, the Los Angeles Department of Building and Safety (LADBS) will begin the process of certifying the Environmental Impact Report (EIR).

The format of this certification is still undecided, as LADBS has not issued one in the past. We will need to determine whether it will be a formal document that I act upon or a letter signed by upper management. After the Planning Commission's letter is issued, I will coordinate with our city attorney and the city planning attorney to understand the correct format for certifying the EIR. This certification is the first part of the process.

Once the EIR is certified, the applicant must seek clearance approval. The Planning Department typically has a six-month timeframe to act on this clearance. Approval of the Statement of overriding will occur later as a the second part, after the Planning Department has acted on the clearance. Additionally, keep in mind that the Planning Commission may request an additional six-month period through the City Council to act on the clearance.

In addition to historic clearance we are planning to add another clearance for " approval of statement of overriding" so that we can act on it(approve or deny) and an applicant has means to appeal the decision of LADBS.If " approval of statement of overriding" clerance is denied by LADBS then you can appeal it through LADBS Board of Building and Safety commision for our decision.

Thank you.

***I will be out of office on every other MONDAY;
*****We strive to answer all emails within 48 hours.**

Faruk Sezer, MS, PE, CASp, I.C.C
Building Civil Engineer
Government and Community Relations
Los Angeles Department of Building and Safety
201 N. Figueroa St. Room 1080A
Los Angeles, CA 90012
213.482.0093
For general Zoning and Building code questions, please refer to our call center - 311 or (213) 473-3231. Also, for additional information you may visit our website at: LADBS.org and Continuity of Operations for LADBS

> On Mon, Sep 9, 2024 at 10:29 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:
>
> Hello Mr. Sezer:
>
> This is a quick follow up to our email to you from Friday, September 6, 2024. That email is part of this email communication.
>
> Mindy Nguyen from Planning told us that you will be the person

Certifying the EIR and Adopting the Statement of Overriding Considerations (SOC) for the Barry Building Demolition Project Case No. ENV-2019-6645-EIR.

In addition to timely notification of each event, please also provide a time-line of the same events for the Barry Building:

- **Certification of the EIR:** When will the EIR be certified?
- **Adoption of Statement of Overriding Considerations:** When will the Statement of Overriding Considerations be adopted?
- **Notice of Determination (NOD):** for Certification of the EIR. When will the NOD be issued?
- **Project Approval:** When will the project be approved?
- **Clearance of the Demolition Permit:** When will all the clearances be issued for the Demolition Permit? And what are the outstanding clearances?
- **LADBS Board Hearing:** Will this item be scheduled for a LADBS Board of Commissioners meeting and if so when? Will the LADBS Board also be approving the SOC?
- **What is the timeline for people to appeal the certification of the EIR?**
- **Cultural Heritage Commission (CHC):** Will the Barry Building Demolition Project go back to CHC? And if so: When will that be?

Since this is a time sensitive matter, timely answers to these questions will be appreciated as we do not want to miss any deadlines to exhaust our administrative remedies .

Please provide a response from you by no later than the end of day on Wednesday, September 11, 2024.

Thank you.

Sincerely,
Ziggy and Robert Blue

----- Forwarded Message -----
From: Bob Blue <bob.blue@live.com>
To: Faruk Sezer <faruk.sezer@lacity.org>
Cc: Ziggy Kruse <ziggykruse2005@yahoo.com>; Corin L Kahn, Esq. <clkesq@outlook.com>; veronica.lopez@lacity.org <veronica.lopez@lacity.org>; Mindy Nguyen <mindy.nguyen@lacity.org>; Melissa Jones <melissa.jones@lacity.org>; Hydee Feldstein-Soto <hydee.feldsteinsoto@lacity.org>
Sent: Friday, September 6, 2024 at 07:26:23 PM PDT
Subject: Case No: ENV-2019-6645-EIR; 11973 San Vicente Boulevard Project; Proposed Demolition of The Barry Building Historical Cultural Monument (HCM) #887

Subject: Case No: ENV-2019-6645-EIR
11973 San Vicente Boulevard Project
Proposed Demolition of The Barry Building, Historical Cultural Monument (HCM) #887

Hello Mr. Sezer,

Welcome back from your time off.

This email is in regard to case # **ENV-2019-6645-EIR**, the proposed demolition of The Barry Building HCM #887.

Please provide the requested notification for the actions listed below no later than one business day after the date of each action taken by LABDS:

- **Certification of the EIR**
- **Notice of Determination (NOD)** for Certification of the EIR
- **Project Approval**
- **Adoption of Statement of Overriding Considerations**
- **Clearance of the Demolition Permit**

Please send these notifications to:

Corin L. Kahn,Esq: clkesq@outlook.com

Ziggy Kruse Blue: ziggykruse2005@yahoo.com

Robert Blue: bob.blue@live.com

Please let me know that you have received this email and that you will add us to the list for interested persons regarding the above.

Thank you,
Robert Blue

Attachment C-2

Email Communication

06-30-2025

Veronica Lopez, LADBS Board Secretary

Re: TIME SENSITIVE ... Requesting your Assistance regarding LADBS' Appeals Form "INFORMATION BULLETIN / PUBLIC – BUILDING CODE REFERENCE NO.: Effective: 01-01-2023 DOCUMENT NO.: P/BC 2023-149"

From: Veronica Lopez (veronica.lopez@lacity.org)

To: ziggykruse2005@yahoo.com

Cc: bob.blue@live.com

Date: Monday, June 30, 2025 at 05:02 PM PDT

Good Afternoon Ziggy,

My phone's voicemail system has not been working for some time. I have notified our Technical Service Bureau and they are working on it. It appears to be a City wide issue.

Unfortunately, I do not have an example I can share as your appeal is the first of its kind.

The "Request for Modification of Building Ordinance" is the correct form for appeals. You must first complete page 1 of this form and provide supporting documents. The Department will then make the determination to grant, grant with conditions or deny the appeal.

You may appeal the Department determination to the Board of Building and Safety Commission. If you choose to, LADBS staff will charge Board fees on page 2 of this form and ask that you complete the "Supplemental Application for Appeals"
form and provide an appeal brief.

The code section you are appealing is LABC section 106.4.5. Refer to the attachment.

Please let me know if additional assistance is needed.

Regards,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
(213) 482-7429

Please note my Regular-Day-Off (RDO) is every other Friday.

For general Zoning and Building code questions, please refer to our call center at 311 or (213) 473-3231 to speak with an LADBS Call Center Engineer. Also, for additional information you may visit our website at dbs.lacity.gov

> On Mon, Jun 30, 2025 at 4:19 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:
>
> Hello Veronica:
>
> I hope that you are doing well and that you are ready to embrace the upcoming long weekend.

Also, I've tried reaching you by phone, but it just kept on ringing and never went anywhere, not even a voicemail.

Please provide an example of a filled out APPEAL FORM that we can use as a template for the Appeal of the 06-06-2025 Letter of Determination (LOD) from the Los Angeles Department of Building and Safety. I would like to receive this example by either end of day today, but no later than tomorrow 1:00 PM.

I am only asking for a "rush" response since the form that was provided as Attachment "B" with the LOD (dated 06-06-2025) does not appear to be appropriate for the Appeal. (see attached)

However, if there has been an appeal already filed for either this case, or any previous case related to LADBS certifying an EIR, please provide a copy of that filled out Appeal form.

Otherwise, please help us fill out the form so that it can be included with the Appeal before the looming deadline is passed.

I thank you in advance for your assistance regarding this time sensitive matter.

Sincerely,
Ziggy



section 106.4.5.pdf
181.5 kB

Email Communication

07-02-2025

Veronica Lopez, LADBS Board Secretary

Re: TIME SENSITIVE ... Requesting your Assistance regarding LADBS' Appeals Form "INFORMATION BULLETIN / PUBLIC – BUILDING CODE REFERENCE NO.: Effective: 01-01-2023 DOCUMENT NO.: P/BC 2023-149"

From: Veronica Lopez (veronica.lopez@lacity.org)

To: ziggykruse2005@yahoo.com

Cc: bob.blue@live.com

Date: Wednesday, July 2, 2025 at 02:25 PM PDT

Hi Ziggy,

I understand the urgency and hope to have an answer for you today.

Best,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
(213) 482-7429

Please note my Regular-Day-Off (RDO) is every other Friday.

For general Zoning and Building code questions, please refer to our call center at 311 or (213) 473-3231 to speak with an LADBS Call Center Engineer. Also, for additional information you may visit our website at dbs.lacity.gov

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> Hello Veronica:
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> I am sorry for being so insistent on this, but considering that tomorrow is a "short" day for many employees in the City of LA as well as other offices, and Friday is a holiday (Fourth of July), I would like to receive the answer regarding the deadline to file the appeal as soon as possible.
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> Thank you again for your help.
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> Sincerely,
> Ziggy
>
> On Wednesday, July 2, 2025 at 11:19:30 AM PDT, Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:
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> Hello Veronica:

Thank you for staying on top of this. I will keep an eye out for your email.

Sincerely,
Ziggy

On Wednesday, July 2, 2025 at 10:42:11 AM PDT, Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Morning Ziggy,

I will confirm with Mr. Binh Phan who issued the determination letter and get back to you shortly.

Regards,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
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> Thank you very much for your thorough response to my questions.
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> Based on your statement, the public has until **July 11, 2025** to file the appeal? Is that correct?
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> Please confirm as soon as possible. Thank you.
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> Sincerely,
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> Good Morning Ziggy,
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> See responses below:
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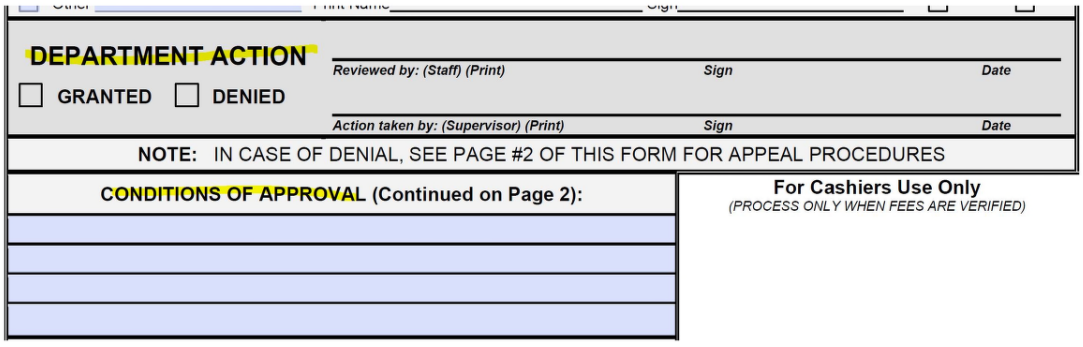
No, you do not need to file a new appeal. The Department will collect the Board fees on page 2, collect any additional supporting documents, ask you to complete the "Supplemental Application for Appeals" and forward the entire appeal package to the Commission Office.

5. The next questions that come with this truly new conundrum:
   a. Who in the Department will review the appeal?
   b. How long is the “review” period for Staff?
   c. Will the determination be provided in writing and HOW LONG does the appellant have to now continue with the Appeal to the Board of Commissioners?

The Permit and Engineering Bureau (PEB) will review the appeal and act on page 1 of the appeal form. Kindly email me your documents and I will forward them to the appropriate staff.

The length of the "review" period depends on the complexity of the appeal brief. The Department will not be providing a determination in writing, they will simply complete the "Department Action" & "conditions of approval" portion of the appeal form. Refer to image below:



DEPARTMENT ACTION

☐ GRANTED ☐ DENIED

Reviewed by: (Staff) (Print) *Sign* *Date*

Action taken by: (Supervisor) (Print) *Sign* *Date*

NOTE: IN CASE OF DENIAL, SEE PAGE #2 OF THIS FORM FOR APPEAL PROCEDURES

CONDITIONS OF APPROVAL (Continued on Page 2):

For Cashiers Use Only
(PROCESS ONLY WHEN FEES ARE VERIFIED)

You have 35 days from the date on the LOD to appeal the Department's determination to the Board.

Please let me know if you have any additional questions.

Thank you,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
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Hello Veronica:

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I was really hoping that there is an example "floating" around somewhere.

So, please correct me if I misunderstood something, but based on your email this is the line up of the next steps:

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I am sure that there are more questions to come, but considering that this is a Brand New Type of Appeal with a deadline approaching, these questions need to be answered as soon as possible.

Thank you again for your continued assistance with this.

Sincerely,
Ziggy

On Monday, June 30, 2025 at 05:02:42 PM PDT, Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Afternoon Ziggy,

My phone's voicemail system has not been working for some time. I have notified our Technical Service Bureau and they are working on it. It appears to be a City wide issue.

Unfortunately, I do not have an example I can share as your appeal is the first of its kind.

The "Request for Modification of Building Ordinance" is the correct form for appeals. You must first complete page 1 of this form and provide supporting documents. The Department will then make the determination to grant, grant with conditions or deny the appeal.

You may appeal the Department determination to the Board of Building and Safety Commission. If you choose to, LADBS staff will charge Board fees on page 2 of this form and ask that you complete the "Supplemental Application for Appeals"
form and provide an appeal brief.

The code section you are appealing is LABC section 106.4.5. Refer to the attachment.

Please let me know if additional assistance is needed.

Regards,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
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> Hello Veronica:
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> I hope that you are doing well and that you are ready to

embrace the upcoming long weekend.

Also, I've tried reaching you by phone, but it just kept on ringing and never went anywhere, not even a voicemail.

Please provide an example of a filled out APPEAL FORM that we can use as a template for the Appeal of the 06-06-2025 Letter of Determination (LOD) from the Los Angeles Department of Building and Safety. I would like to receive this example by either end of day today, but no later than tomorrow 1:00 PM.

I am only asking for a "rush" response since the form that was provided as Attachment "B" with the LOD (dated 06-06-2025) does not appear to be appropriate for the Appeal. (see attached)

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07-02-2025

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From: Veronica Lopez (veronica.lopez@lacity.org)

To: ziggykruse2005@yahoo.com

Cc: bob.blue@live.com

Date: Wednesday, July 2, 2025 at 03:23 PM PDT

Hi Ziggy,

It has been confirmed that you have until July 11th to file your appeal to the Board. Please note, this means you must pay the Board fees by this date.

Please let me know if you have any additional questions.

Thank you,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
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> On Wed, Jul 2, 2025 at 2:26 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:
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> Thank you!
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>
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> I understand the urgency and hope to have an answer for you today.
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> Best,
>
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> **Department of Building & Safety, City of Los Angeles**
> **Commission Office - Board Secretary**

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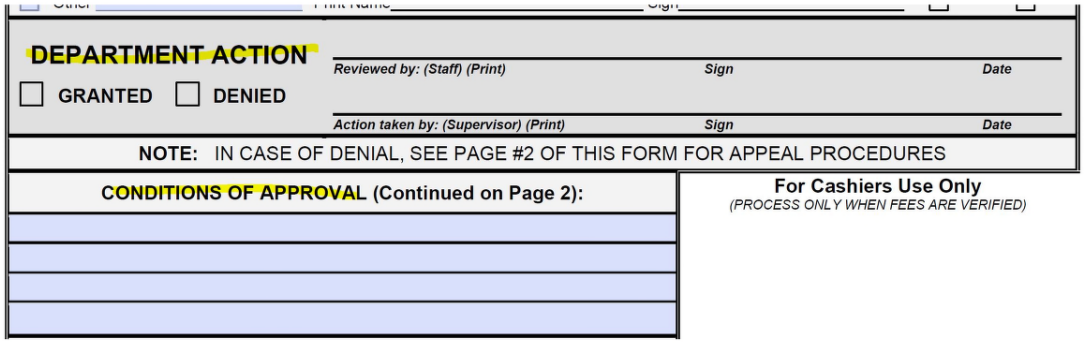

DEPARTMENT ACTION

☐ GRANTED ☐ DENIED

Reviewed by: (Staff) (Print) *Sign* *Date*

Action taken by: (Supervisor) (Print) *Sign* *Date*

NOTE: IN CASE OF DENIAL, SEE PAGE #2 OF THIS FORM FOR APPEAL PROCEDURES

CONDITIONS OF APPROVAL (Continued on Page 2):

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(PROCESS ONLY WHEN FEES ARE VERIFIED)

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Thank you,

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> Also, I've tried reaching you by phone, but it just kept on ringing and never went anywhere, not even a voicemail.
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Email Communication

07-02-2025

Veronica Lopez, LADBS Board Secretary

Re: TIME SENSITIVE ... Requesting your Assistance regarding LADBS' Appeals Form "INFORMATION BULLETIN / PUBLIC – BUILDING CODE REFERENCE NO.: Effective: 01-01-2023 DOCUMENT NO.: P/BC 2023-149"

From: Veronica Lopez (veronica.lopez@lacity.org)

To: ziggykruse2005@yahoo.com

Cc: bob.blue@live.com

Date: Wednesday, July 2, 2025 at 05:15 PM PDT

Hi Ziggy,

My sincere apology if I have confused you. The appeal is a 2 part process. The first is the appeal to the department and 2nd is the board appeal that goes to the Commission. You must first appeal to the Department, if you are dissatisfied
with their determination, you can then appeal to the Board. Per the determination letter, it is this appeal that has the 35 day timeline.

You can file both appeals on July 11th if you prefer. What I was recommending was only a suggestion.

I will be taking a vacation day tomorrow and the City is closed on July 4th. I do not have any other planned vacation time.

Regards,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
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> On Wed, Jul 2, 2025 at 4:55 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:
>
> Hello Veronica:
>
> Thank you for the follow up.
>
> However, this is getting very confusing.
>
> Based on your email from today, is it now to be understood that the Appeal is due much sooner than July 11, 2025?
>
> In your 07/01/2025 email you stated that the appeal must be first filed

with the **Department and not the commission.** You also stated that we have 35-days from the **date on the LOD** to do so.

After Staff makes its determination the Appeal will go to the Commissioners.

The following questions are based on the Date on the LOD (06-06-2025):

If the Appeal (page 1 of the Form) and any supporting documents is emailed to you on July 11, 2025, how long will it take you to provide us with an invoice to pay the fee?

Based on your email from today, is it now to be understood that the Appeal is due much sooner than July 11, 2025?

If that is the case, then the public has been misled and given conflicting information throughout the entire process regarding filing an appeal.

Lastly, please let us know what days you will be in the office leading up to July 11, 2025.

Looking forward to hearing back from you soon.

Sincerely,
Ziggy and Bob

On Wednesday, July 2, 2025 at 04:30:44 PM PDT, Veronica Lopez <veronica.lopez@lacity.org> wrote:

Bob,

To meet the 35 days to file a Board appeal, the payment for the Board fees must be received by July 11th. I would suggest you submit as soon as possible to allow time for staff to review and process the department appeal, process the Board appeal and to avoid any possible hiccup.

Best,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
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(213) 482-7429

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On Wed, Jul 2, 2025 at 4:17 PM Bob Blue <bob.blue@live.com> wrote:

> Hello again Veronica,
>
> Based on the information you provided earlier, we were planning on submitting the package to you on July 11, 2025 to comply with the 35-days.
>
> Are we supposed to shorten the time of 35 days to file the appeal?
>
> Thank you,
> Bob & Ziggy

From: Veronica Lopez <veronica.lopez@lacity.org>
Sent: Wednesday, July 2, 2025 4:10 PM
To: Bob Blue <bob.blue@live.com>
Cc: Ziggy Kruse <ziggykruse2005@yahoo.com>
Subject: Re: TIME SENSITIVE ... Requesting your Assistance regarding LADBS' Appeals Form "INFORMATION BULLETIN / PUBLIC – BUILDING CODE REFERENCE NO.: Effective: 01-01-2023 DOCUMENT NO.: P/BC 2023-149"

Good Afternoon Bob,

Once the appeal forms are provided. I will email them to the Permit and Engineering Bureau for processing. They will determine the fees and email you a payment link.
When I send them the forms, I will be sure to notify them of the tight appeal timeline. When do you anticipate submitting?

Regards,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
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On Wed, Jul 2, 2025 at 3:51 PM Bob Blue <bob.blue@live.com> wrote:

> Hello Veronica,
>
> Thank you. And yes, we do have additional questions.
>
> Once we email you the appeal, how long does it take for us to be presented with an invoice to pay the fees?

And how will we be notified of the availability of the invoice so that we can pay it electronically?

Thank you,
Bob & Ziggy

From: Veronica Lopez <veronica.lopez@lacity.org>
Sent: Wednesday, July 2, 2025 3:23 PM
To: Ziggy Kruse <ziggykruse2005@yahoo.com>
Cc: Bob Blue <bob.blue@live.com>
Subject: Re: TIME SENSITIVE ... Requesting your Assistance regarding LADBS' Appeals Form "INFORMATION BULLETIN / PUBLIC – BUILDING CODE REFERENCE NO.: Effective: 01-01-2023 DOCUMENT NO.: P/BC 2023-149"

Hi Ziggy,

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Please let me know if you have any additional questions.

Thank you,

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(213) 482-7429

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For general Zoning and Building code questions, please refer to our call center at 311 or (213) 473-3231 to speak with an LADBS Call Center Engineer. Also, for additional information you may visit our website at dbs.lacity.gov

On Wed, Jul 2, 2025 at 2:26 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Thank you!
>
> Sincerely,
> Ziggy
>
> On Wednesday, July 2, 2025 at 02:25:10 PM PDT, Veronica Lopez <veronica.lopez@lacity.org> wrote:
>
> Hi Ziggy,
>
> I understand the urgency and hope to have an answer for you today.

Best,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
(213) 482-7429

Please note my Regular-Day-Off (RDO) is every other Friday.

For general Zoning and Building code questions, please refer to our call center at 311 or (213) 473-3231 to speak with an LADBS Call Center Engineer. Also, for additional information you may visit our website at dbs.lacity.gov

On Wed, Jul 2, 2025 at 2:19 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Hello Veronica:
>
> I am sorry for being so insistent on this, but considering that tomorrow is a "short" day for many employees in the City of LA as well as other offices, and Friday is a holiday (Fourth of July), I would like to receive the answer regarding the deadline to file the appeal as soon as possible.
>
> Thank you again for your help.
>
> Sincerely,
> Ziggy

On Wednesday, July 2, 2025 at 11:19:30 AM PDT, Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Hello Veronica:
>
> Thank you for staying on top of this. I will keep an eye out for your email.
>
> Sincerely,
> Ziggy

On Wednesday, July 2, 2025 at 10:42:11 AM PDT, Veronica Lopez <veronica.lopez@lacity.org> wrote:

> Good Morning Ziggy,
>
> I will confirm with Mr. Binh Phan who issued the determination letter and get back to you shortly.

Regards,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
(213) 482-7429

Please note my Regular-Day-Off (RDO) is every other Friday.

For general Zoning and Building code questions, please refer to our call center at 311 or (213) 473-3231 to speak with an LADBS Call Center Engineer. Also, for additional information you may visit our website at dbs.lacity.gov

On Wed, Jul 2, 2025 at 10:12 AM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Hello Veronica:
>
> Thank you very much for your thorough response to my questions.
>
> Based on your statement, the public has until **July 11, 2025** to file the appeal? Is that correct?
>
> Please confirm as soon as possible. Thank you.
>
> Sincerely,
> Ziggy

On Tuesday, July 1, 2025 at 07:46:24 AM PDT, Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Morning Ziggy,

See responses below:

1. The appeal to be filed, using the form provided with LADBS's 06-06-2025 LOD goes to the DEPARTMENT and not the Commissioners.
   Correct.

2. We only have to worry about the first of the form, but not fill out any subsequent pages, correct?
   Correct.

3. Once the DEPARTMENT makes its determination (one way or another), then the next appeal will go to the Board of Commissioners.
   Correct.

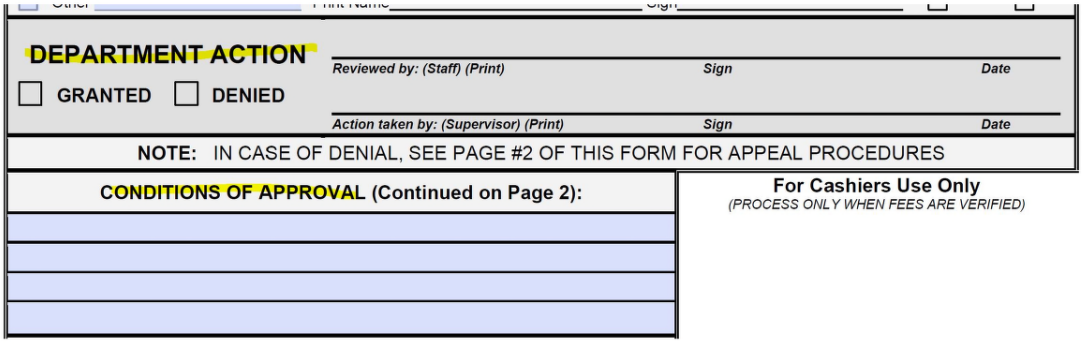
4. This brings me to this question:
   a. Do we have to file it again with all of the same supporting documents?
   b. Or will the department forward the appeal and tell us how much the fee is?

No, you do not need to file a new appeal. The Department will collect the Board fees on page 2, collect any additional supporting documents, ask you to complete the "Supplemental Application for Appeals" and forward the entire appeal package to the Commission Office.

5. The next questions that come with this truly new conundrum:
   a. Who in the Department will review the appeal?
   b. How long is the “review” period for Staff?
   c. Will the determination be provided in writing and HOW LONG does the appellant have to now continue with the Appeal to the Board of Commissioners?

The Permit and Engineering Bureau (PEB) will review the appeal and act on page 1 of the appeal form. Kindly email me your documents and I will forward them to the appropriate staff.

The length of the "review" period depends on the complexity of the appeal brief. The Department will not be providing a determination in writing, they will simply complete the "Department Action" & "conditions of approval" portion of the appeal form. Refer to image below:



DEPARTMENT ACTION

☐ GRANTED ☐ DENIED

Reviewed by: (Staff) (Print) *Sign* *Date*

Action taken by: (Supervisor) (Print) *Sign* *Date*

NOTE: IN CASE OF DENIAL, SEE PAGE #2 OF THIS FORM FOR APPEAL PROCEDURES

CONDITIONS OF APPROVAL (Continued on Page 2):

For Cashiers Use Only
(PROCESS ONLY WHEN FEES ARE VERIFIED)

You have 35 days from the date on the LOD to appeal the Department's determination to the Board.

Please let me know if you have any additional questions.

Thank you,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
(213) 482-7429

Please note my Regular-Day-Off (RDO) is every other Friday.

For general Zoning and Building code questions, please refer to our call center at 311 or (213) 473-3231 to speak with an LADBS Call Center Engineer. Also, for additional information you may visit our website at dbs.lacity.gov

On Mon, Jun 30, 2025 at 5:21 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Hello Veronica:

Thank you so much for your fast reply. I know how aggravating it can be when the voicemail does not work, especially since once email inbox (or in my case the TEXTS) will become the next best thing.

I was really hoping that there is an example “floating” around somewhere.

So, please correct me if I misunderstood something, but based on your email this is the line up of the next steps:

1. The appeal to be filed, using the form provided with LADBS’s 06-06-2025 LOD goes to the DEPARTMENT and not the Commissioners.

2. We only have to worry about the first of the form, but not fill out any subsequent pages, correct?

3. Once the DEPARTMENT makes its determination (one way or another), then the next appeal will go to the Board of Commissioners.

4. This brings me to this question:
    a. Do we have to file it again with all of the same supporting documents?

    b. Or will the department forward the appeal and tell us how much the fee is?

5. The next questions that come with this truly new conundrum:
    a. Who in the Department will review the appeal?

    b. How long is the “review” period for Staff?

    c. Will the determination be provided in writing and HOW LONG does the appellant have to now continue with the Appeal to the Board of Commissioners?

I am sure that there are more questions to come, but considering that this is a Brand New Type of Appeal with

a deadline approaching, these questions need to be answered as soon as possible.

Thank you again for your continued assistance with this.

Sincerely,
Ziggy

On Monday, June 30, 2025 at 05:02:42 PM PDT, Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Afternoon Ziggy,

My phone's voicemail system has not been working for some time. I have notified our Technical Service Bureau and they are working on it. It appears to be a City wide issue.

Unfortunately, I do not have an example I can share as your appeal is the first of its kind.

The "Request for Modification of Building Ordinance" is the correct form for appeals. You must first complete page 1 of this form and provide supporting documents. The Department will then make the determination to grant, grant with conditions or deny the appeal.

You may appeal the Department determination to the Board of Building and Safety Commission. If you choose to, LADBS staff will charge Board fees on page 2 of this form and ask that you complete the "Supplemental Application for Appeals" form and provide an appeal brief.

The code section you are appealing is LABC section 106.4.5. Refer to the attachment.

Please let me know if additional assistance is needed.

Regards,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
(213) 482-7429

Please note my Regular-Day-Off (RDO) is every other Friday.

For general Zoning and Building code questions, please refer to our call center at 311 or (213) 473-3231 to speak with an LADBS Call Center Engineer. Also, for additional information you may visit our website at dbs.lacity.gov

On Mon, Jun 30, 2025 at 4:19 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Hello Veronica:
>
> I hope that you are doing well and that you are

ready to embrace the upcoming long weekend.

Also, I've tried reaching you by phone, but it just kept on ringing and never went anywhere, not even a voicemail.

Please provide an example of a filled out APPEAL FORM that we can use as a template for the Appeal of the 06-06-2025 Letter of Determination (LOD) from the Los Angeles Department of Building and Safety. I would like to receive this example by either end of day today, but no later than tomorrow 1:00 PM.

I am only asking for a "rush" response since the form that was provided as Attachment "B" with the LOD (dated 06-06-2025) does not appear to be appropriate for the Appeal. (see attached)

However, if there has been an appeal already filed for either this case, or any previous case related to LADBS certifying an EIR, please provide a copy of that filled out Appeal form.

Otherwise, please help us fill out the form so that it can be included with the Appeal before the looming deadline is passed.

I thank you in advance for your assistance regarding this time sensitive matter.

Sincerely,
Ziggy

Attachment C-3

Email Communication

06-12-2025

Faruk Sezer, Building Civil Engineer

Outlook

Re: TIME SENSITIVE QUESTIONS ... Letter of Determination for the Demolition of the Building located at 11973 San Vicente Boulevard (Historic-Cultural Monument No. LA-887)

From Faruk Sezer <faruk.sezer@lacity.org>
Date Thu 6/12/2025 5:00 PM
To Ziggy Kruse <ziggykruse2005@yahoo.com>
Cc Bob Blue <bob.blue@live.com>; Hydee Feldstein-Soto <hydee.feldsteinsoto@lacity.org>

HI Ziggy,
Please see my responses below in red.

1. 1. **Timeline for Appeal of the Decision made by you and your office**
    a. **When does the Appeal period start**
    June 4, 2025
    b. **When does the Appeal period end**
    July 9, 2025

2. **What is the difference between the "Appeal to Board of Building & Safety Commissioners" and "CEQA Appeal"?**
   Appeal to the Board of Building and Safety Commissioners is an appeal to the Board of the DBS determination on the EIR, EIR findings and statement of overriding consideration. A "CEQA Appeal" refers to an appeal to the City Council of a decision of the Board and may only be taken if the Board upholds the decision of DBS certifying the EIR, adopting EIR findings, and adopting a statement of overriding considerations. The CEQA Appeal is available under LAMC Chapter 1A, Sec. 13B.11.1.F and may only be taken to the City Council after taking an appeal to the Board.

3. **Are both Appeals governed by the attached "Exhibit B"?**
   No, "Exhibit B" only applies to the appeal to the Board of Building & Safety Commissioners. In the event the Board of Building and Safety Commissioners upholds the DBS decision, instructions on how to file a CEQA appeal to the City Council will be sent with the letter of the Board's decision.
4. **Which Appeal needs to be filed first?**
   The appeal to the Board of Building & Safety Commissioners.

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
Click here to Check Permit Status
Click here to View Historical Records

On Thu, Jun 12, 2025 at 12:55 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Hello Faruk:
>
> Thank you for stepping in. However, we would prefer to receive your response by end of day today as this is a very time sensitive matter, with deadlines that are not clear.
>
> Looking forward hearing back from you soon.
>
> Sincerely,
> Ziggy

On Thursday, June 12, 2025 at 12:22:34 PM PDT, Faruk Sezer <faruk.sezer@lacity.org> wrote:

HI Ziggy,
This is Faruk from GCR/DBS
Moved Binh and Osama to Bcc.
I will try to get to you today or no later than tomorrow afternoon.

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

Click here to Check Permit Status
Click here to View Historical Records

On Thu, Jun 12, 2025 at 11:56 AM 'Ziggy Kruse' via LADBS GCR <ladbs.GCR@lacity.org> wrote:

Hello Binh:

Thank you for your response.

However, since is this is a time sensitive matter, we (the community) would greatly appreciate if we can receive an answer to all questions by end of day today.

Thank you.

Sincerely,
Ziggy

On Thursday, June 12, 2025 at 09:55:37 AM PDT, Binh Phan <binh.phan@lacity.org> wrote:

Hello Ziggy - I am copying our Government & Community Relations group to assist.

On Tue, Jun 10, 2025 at 11:05 AM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

Good Morning, Mr. Phan:

Please provide the information requested below in regard to the Letter of Determination (LOD) for the Demolition of the Building located at 11973 San Vicente Boulevard (Historic-Cultural Monument No. LA-887):

1. Timeline for Appeal of the Decision made by you and your office
    a. When does the Appeal period start
    b. When does the Appeal period end

2. What is the difference between the "Appeal to Board of Building & Safety Commissioners" and "CEQA Appeal"?

3. Are both Appeals governed by the attached "Exhibit B"?

4. Which Appeal needs to be filed first?

Based on your expertise, please let us know what other Letters of Determinations the LADBS has issued since 2022.

Considering that this is a time sensitive matter, and in order to protect the public's Right to due process, we respectfully request that you provide the above sought information as soon as possible, but no later than the end of day Wednesday, June 11, 2025.

We thank you in advance for your help with this matter.

> Sincerely,
>
> Ziggy Kruse Blue and Bob Blue

--
For inquiries about the status of an RTI or permit issuance please email to: rti.ladbs@lacity.org.

For inquiries about the status of a plan check submittal please email to: pcsubmittal.ladbs@lacity.org.

For Soft-Story Retrofit questions, please call (213) 202-9924 or (213) 482-7638 and ask to speak with a supervisor or e-mail soft-storyretrofit@lacity.org.

Attachment D-1

06-06-2025 LOD's "Exhibit B"

INFORMATION BULLETIN / PUBLIC – BUILDING CODE
REFERENCE NO.: Effective: 01-01-2023
DOCUMENT NO.: P/BC 2023-149 Revised:
Previously Issued As: P/BC 2020-149

PROCEDURE FOR PROCESSING "ERROR OR ABUSE OF DISCRETION" APPEALS OF LADBS ACTIONS TO THE BOARD OF BUILDING AND SAFETY COMMISSIONERS

This Information Bulletin provides the procedure for processing requests for Modification of Building Ordinances (Request for Modification) and, subsequently, appeals alleging error or abuse of discretion by the Los Angeles Department of Building and Safety ("LADBS") concerning the City of Los Angeles Building Code (LABC) or other items within the powers of the Board of Building and Safety Commissioners (BBSC) as granted by LAMC 98.0403.1(b). Such appeals shall be filed in accordance with procedures outlined in LAMC Section 98.0403.2.

LADBS staff uses the following guidelines to process appeals filed under LAMC 98.0403.2:

1. PROCESSING FEES

The customer shall complete the Request for Modification Form and provide the request to the LADBS staff member along with exhibits and any pertinent information for the request. The LADBS staff member's supervisor will determine the processing fees pursuant to LAMC Section 98.0403.2(a) and refer the customer to cashier with (3) copies. Processing fees are $130.00 for the first item and $39.00 for each additional item, plus $208.00 for two (2) hours of research. For complex requests requiring more than two (2) hours of research, an additional research fee may be imposed.

Note: At satellite offices where cashiers are not available, the appellant may leave a check or money order made out to the "City of Los Angeles" for the appropriate amount. LADBS shall process the application and send a copy with receipt of payment to the appellant.

2. DETERMINATION

The LADBS Staff member's supervisor shall make a determination to grant, grant with conditions, or deny the Request for Modification and provide said information to the customer. If dissatisfied with the supervisor's interpretation, the customer can file an appeal under LAMC Section 98.0403.2(b).

LAMC Section 98.0403.2(b). appeals shall be submitted to the Chief Inspector, Building Civil Engineer and above in charge of the office where the determination was made. (The term "Manager" shall be used hereinafter to describe this senior staff position.)

If the Manager determines that LADBS neither erred nor abused its discretion in making the determination, and the appellant wishes formally to initiate the appeal process, the Manager shall provide the required "Supplemental Application for Appeals" Form (Appeal Form) and

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

instruct the appellant how to complete the form.

The appellant must itemize the grounds for the appeal, along with applicable LAMC sections, on the Appeal Form. The Request for Modification Form and any evidence supporting the appeal, such as photographs and correspondence should be submitted as an attachment to the appeal form.

No additional information will be accepted by the Department after the appeal form has been submitted unless a new appeal form is filed and applicable fees are paid.

3. REVIEW OF APPEAL FORMS AND FEE FOR WRITTEN REPORT

The Manager shall review the appeal package for completeness. If the Manager determines that the form and all attachments clearly state the grounds for the appeal and cannot be approved administratively, the Manager shall complete the fees portion on page two of the Request for Modification form as outlined in LAMC Section 98.0403 (b) and refer the customer to cashiers with (3) copies. Filling fees are based on the subject of the request as set forth in Tables 4A or 4B plus $104.00 for (1) hour of research.

4. ROUTE ORIGINAL APPEAL PACKAGE

After the fees are paid, the appellant shall return the original appeal package and a copy of the paid request for modification form to the Manager. The Manager shall ensure that the appellant's original appeal package is hand delivered to the Commission Office. The Commission staff shall log the appeal by assigning a case number, creating a case file and assigning the case to the responsible manager.

5. WRITTEN DETERMINATION

The Manager assigned to the case shall prepare a report and presentation setting forth the justifications and findings for LADBS's determination, specifically addressing the appellant's issues. The report shall be completed within 60 days from the date of the appeal's submittal and the item shall be scheduled for the next available BBSC hearing date. For complex requests, additional time may be required to complete the report.

6. NOTIFICATION OF PUBLIC HEARING

When the appeal is scheduled for a hearing before the BBSC, the Commission staff shall notify the appellant through a written notice at least ten days prior to the date of the hearing. The notice shall be given by email or U.S. mail.

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REQUEST FOR MODIFICATION OF BUILDING ORDINANCES

UNDER AUTHORITY OF L.A.M.C. SECTION 98.0403

PERMIT APP. #:	**DATE:**	**For City Dept. Use Only** **Building Zoning** **Grading Shoring** **Mech. Elec. Plumb.** **Green D.A. Misc.**
JOB ADDRESS:		
Tract:	**Block:** **Lot:**	
Owner:	Petitioner:	
Address:	Address:	
City State Zip Phone	City State Zip Phone	

REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY) | CODE SECTIONS:

JUSTIFICATION (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)

Owner/Petitioner Name (Print) **(Signature)** **Position**

FOR CITY DEPARTMENT'S USE ONLY BELOW THIS LINE

Concurrences required from the following Department(s)			Approved	Denied
☐ Los Angeles Fire Department	Print Name_____	Sign_____	☐	☐
☐ Public Works Bureau of Engineering	Print Name_____	Sign_____	☐	☐
☐ Department of City Planning	Print Name_____	Sign_____	☐	☐
☐ Department of County Health	Print Name_____	Sign_____	☐	☐
☐ Other _____	Print Name_____	Sign_____	☐	☐

DEPARTMENT ACTION

☐ **GRANTED** ☐ **DENIED**

Reviewed by: (Staff) (Print) ***Sign*** ***Date***

Action taken by: (Supervisor) (Print) ***Sign*** ***Date***

NOTE: IN CASE OF DENIAL, SEE PAGE #2 OF THIS FORM FOR APPEAL PROCEDURES

CONDITIONS OF APPROVAL (Continued on Page 2):

For Cashiers Use Only

(PROCESS ONLY WHEN FEES ARE VERIFIED)

(DEPARTMENT USE ONLY)

FEES

Appeal Processing Fee.. (No. of Items) =	1	X $130 + $39/addl	= 130.00
Inspection Fee ..... (No of Insp.) =		X $ 84.00	=
Research Fee ... (Total Hours Worked) =	2	X $104.00	= 208.00
Subtotal.....			= 338.00
Development Services Center Surcharge		X .03	= 10.14
Systems Development Surcharge.....		X .06	= 20.28
Total Fees.....			= 368.42

Fees verified by:

Print and Sign _____

Permit App #:	Job Address:

CONDITIONS OF APPROVAL (Continued from Page 1)

CITY OF LOS ANGELES
BOARD OF BUILDING AND SAFETY/DISABLED ACCESS COMMISSION APPEAL FORM

(Must be Attached to the Modification Request Form, Page 1)

AFFIDAVIT – LADBS BOARD OF BUILDING AND SAFETY COMMISSIONERS – RESOLUTION NO. 832-93

I, _____ do state and swear as follows:
(Print or Type Name of the Person Signing this Form)

1. The name and mailing address of the owner of the property (as defined in the resolution 832-93) at _____ as shown on the appeal application (LADBS Com 31) are correct, and
2. The owner of the property as shown on the appeal application will be made aware of the appeal and will receive a copy of the appeal.

I declare under PENALTY OF PERJURY that the forgoing is true and correct.

Owner's Name(s) _____ _____
(Please Type or Print) (Please Type or Print)

Owner's Signature(s) _____ (Two Officers' Signatures Required for Corporations)
(Please Sign)

Name of Corporation _____ _____
(Please Print Name of Corporation) (Please Type or Print)

Dated this _____ day of _____ 20_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT----------SIGNATURE(S) MUST BE NOTARIZED

State of **CALIFORNIA** County of _____ on _____

before me, _____, personally appeared _____,
Name, Title of Officer (e.g. Jane Doe, Notary Public) Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument in person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. **I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.**

WITNESS my hand and official seal. Signature _____

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

APPEAL OF DEPARTMENT ACTION TO THE BOARD OF BUILDING AND SAFETY COMMISSIONERS/DISABLED ACCESS APPEALS COMMISSION

_____ _____
Applicant's Name Applicant's Title

_____ _____
Signature Date

FEES **(DEPARTMENT USE ONLY)**

Board Fee ..... (No. of Items)	1	X $354 +$215/addl	=	354.00
Inspection Fee ..... (No of Insp.) =		X 84.00	=	0.00
Research Fee ... (Total Hours Worked) =	2	X 104.00	=	208.00
Subtotal			=	562.00
Development Services Center Surcharge		X .03	=	16.86
Systems Development Surcharge		X .06	=	33.72
Total Fees			=	612.58

Fees verified by:

Print and Sign _____

For Cashiers Use Only
(PROCESS ONLY WHEN FEES ARE VERIFIED)

SUPPLEMENTAL APPLICATION FOR APPEALS

TYPE OF APPEAL:

- ☐ BUILDING CODE APPEAL
- ☐ ZONING CODE APPEAL
- ☐ INSPECTION / CODE ENFORCEMENT APPEAL

PROJECT TYPE:

- ☐ ONE OR TWO FAMILY RESIDENTIAL
- ☐ MULTI-FAMILY RESIDENTIAL
- ☐ COMMERCIAL/INDUSTRIAL

PERMIT APPLICATION:		
ADDRESS:		ZIP:
TRACT:	BLK:	LOT:
OWNER NAME:	OWNER ADDRESS:	ZIP:

APPLICATION INFORMATION:

NAME:	ADDRESS:	ZIP:
EMAIL:	APPLICANT SIGNATURE:	DATE:

ISSUES:	VIOLATION:	CODE SECTION:
1.		
2.		
3.		

- ❖ FOR ADDITIONAL ISSUES, ATTACH TO THIS APPLICATION
- ❖ ATTACH ALL APPLICABLE EXHIBITS AND EVIDENCE TO THIS APPLICATION

SUPPLEMENTAL APPLICATION FOR APPEALS

ISSUES:	VIOLATION:	CODE SECTION:
4.		
5.		
6.		
7.		
8.		
9.		

Attachment D-2

City of Los Angeles' Non-Planning Appeal Form

LOS ANGELES CITY CLERK APPLICATION FORM FOR CEQA APPEAL TO CITY COUNCIL (LAMC §197.01)

DO NOT USE THIS FORM to initiate an appeal of a determination made under the Planning and Zoning Code (LAMC Chapter 1) or a determination made by a proprietary department (Airports, Harbor or Water and Power). To initiate an appeal of a determination made under the Planning and Land Use Code or by a proprietary department, please contact the department or individual who made the determination.

USE THIS FORM to initiate an appeal to City Council (pursuant to Los Angeles Municipal Code (LAMC) §197.01) of a nonelected decisionmaking body or individual's (1) certification of an environmental impact report; (2) adoption of a negative declaration or mitigated negative declaration; or (3) written determination that a project is not subject to the California Environmental Quality Act (CEQA).

1. LOWER NONELECTED DECISIONMAKING BODY/INDIVIDUAL INFORMATION

Lower Nonelected Decisionmaking Body/Individual (check one):

☐ Board of Public Works ☐ Board of Recreation and Parks Commissioners

☐ Bureau of Engineering ☐ Department of Transportation

☐ Other (print): _____

Regarding Case Number: _____

Project Title: _____

Project Address: _____

Check type of Environmental Determination (only these can be appealed to City Council):
☐ Environmental Impact Report ☐ Negative Declaration/Mitigated Negative Declaration
☐ Written Determination That Project Is Not Subject To CEQA

Date of approval of Environmental Determination: _____

LOS ANGELES CITY CLERK APPLICATION FORM FOR CEQA APPEAL TO CITY COUNCIL (LAMC §197.01)

2. APPELLANT INFORMATION

Appellant's name (print): _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Email*: _____

** By submitting this form electronically, you agree to accept communications from the City at the electronic mail address provided.*

- Is the appeal being filed on your behalf or on behalf of another party or organization?

☐ Self ☐ Other (print): _____

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Email*: _____

** By submitting this form electronically, you agree to accept communications from the City at the electronic mail address provided.*

4. LEGAL BASIS FOR THE CEQA APPEAL

Attach a separate sheet providing a brief summary of the legal basis for the CEQA Appeal.

5. APPELLANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant's Signature: _____ Date: _____

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- The following documents are required for each appeal filed:
  - Complete appeal application (this form completely filled in)
  - Legal basis for the CEQA Appeal (attached to this form)
  - Copy of the challenged decision to certify an environmental impact report, adopt a negative declaration or mitigated negative declaration, or written determination that the project is not subject to CEQA (attach to this form)

LOS ANGELES CITY CLERK APPLICATION FORM FOR CEQA APPEAL TO CITY COUNCIL (LAMC §197.01)

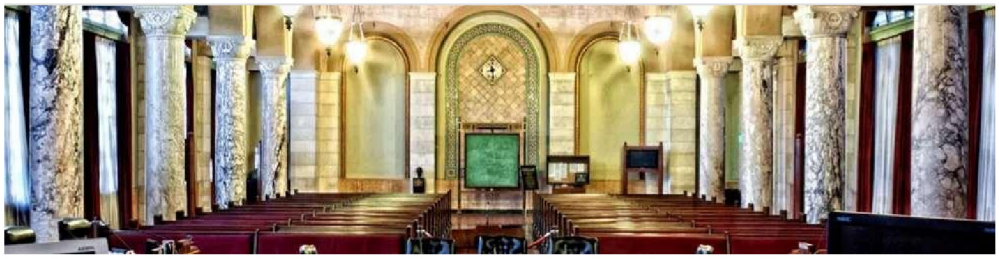
- All documents comprising this appeal must also be filed concurrently with the nonelected decisionmaking body or individual whose environmental determination is being appealed [LAMC 197.01 D]
- A CEQA Appeal can only be filed if the challenged decision is not otherwise appealable to the City Council [LAMC 197.01 B]
- A CEQA Appeal can only be filed within the earliest of: (i) 10 days following the filing of either a Notice of Exemption or Notice of Determination in compliance with CEQA; or (ii) 180 days following the Environmental Determination if no Notice of Exemption or Notice of Determination is filed [LAMC 197.01 C]
- Within 10 days of filing the CEQA Appeal, Appellant shall submit to the City Clerk all documentary evidence, other supporting material, and argument that Appellant wishes to present to the City Council [LAMC 197.01 E.2]

This Section for City Clerk Staff Use Only	
Reviewed & Accepted by (City Clerk):	Date:
☐ Internal review completed	
Deemed Complete/Referred for Assignment by (City Clerk):	Date:

Attachment D-3

User Instructions for filing a City of Los Angeles' Non-Planning Appeal Form

An Official Website of the City of Los Angeles
City Services City Directory
Office of the CityClerk



File a (Non-Planning) CEQA Appeal

Fill out the PDF form below for Non-Planning CEQA Appeals and email it with your supporting material to clerk.cps.ceqa@lacity.org. Please read the form carefully. Do not submit Planning or proprietary department related CEQA Appeals using this form. You may submit appeals for Planning related CEQA determinations with the Department of City Planning. If you have questions, email clerk.cps.ceqa@lacity.org or call (213) 978-1133.

Notice to Los Angeles Office of the City Clerk Industry Professionals

If you are compensated to interact with the Los Angeles Office of the City Clerk, City law may require you to register as a lobbyist and report your activity. Any individual may qualify as a lobbyist, regardless of occupation, education, training, or professional title. A lobbyist may hold a position that includes but is not limited to attorney, CEO, consultant, government liaison, business owner, permit applicant, urban planners, expediters, land developers, architect, various real estate professionals and others.

More information is available online through the Ethics Commission's lobbying program and publication pages. For assistance, please contact the Ethics Commission.

Non-Planning CEQA Appeal Form

Office of the City Clerk
200 N Spring St, Room 360
Los Angeles, CA 90012
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Petty Santos
Interim City Clerk

Vacant
Executive Officer

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Attachment E

Email Communication

07-14-2025

Veronica Lopez, LADBS Board Secretary

Re: TIME SENSITIVE ... Barry Building Demolition Project ... Appeal Question ... THANK YOU for your response ... Please see email for details ...

From: Veronica Lopez (veronica.lopez@lacity.org)

To: ziggykruse2005@yahoo.com

Cc: bob.blue@live.com; clkesq@outlook.com

Date: Monday, July 14, 2025 at 11:27 AM PDT

Good Morning Ziggy,

The board file for this appeal is BF 250851. Unfortunately, No additional information is accepted after the board appeal has been submitted unless a new appeal form is filed and applicable fees are paid. Refer to Exhibit B, page 2.

Thank you,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
(213) 482-7429

Please note my Regular-Day-Off (RDO) is every other Friday.

For general Zoning and Building code questions, please refer to our call center at 311 or (213) 473-3231 to speak with an LADBS Call Center Engineer. Also, for additional information you may visit our website at dbs.lacity.gov

> On Mon, Jul 14, 2025 at 11:20 AM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:
>
> Good Morning, Veronica:
>
> Hope you had a great "long" weekend.
>
> Also, please provide us with all of the LADBS' Case File Numbers that were created for the Appeal of the LOD in the Barry Building Demolition Project.
>
> This way we can submit any additional documents to that file.
>
> Thank you in advance for you continued assistance and help with this.
>
> Sincerely,
> Ziggy
>
> On Monday, July 14, 2025 at 07:05:21 AM PDT, Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Morning Ziggy,

Will do.

Regards,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
(213) 482-7429

Please note my Regular-Day-Off (RDO) is every other Friday.

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On Thu, Jul 10, 2025 at 9:29 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Hi Veronica:
>
> Thank you so much for your response and the clear statement you provided.
>
> I guess I just wanted to make sure that everything was done correctly, sort of down the line from former President Ronald Reagan's statement "Trust, but verify."
>
> With that in mind, please add the following names to the list of interested parties for notification of the Staff Report and LADBS' Board Hearing:
>
> Ziggy Kruse Blue: ziggykruse2005@yahoo.com
> Bob Blue: bob.blue@live.com
> Corin Kahn: clkesq@outlook.com
>
> I am sure we'll be in touch with more questions leading up to the Board hearing, but in the meantime, please have a wonderful weekend.
>
> Thank you again for your continued help and assistance with this.
>
> Sincerely,
> Ziggy

On Thursday, July 10, 2025 at 03:18:35 PM PDT, Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Afternoon Ziggy,

The affidavit was not required and the board fees were paid yesterday. The Permit and Engineering Bureau dropped off the processed appeal forms yesterday. The appeal has been logged, given a board file
number and a file has been created. Once the Department submits a staff report and presentation to the Commission Office, the item will be scheduled for a hearing. They have 60 days to do so from the date the board fees
were paid.

Regards,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
(213) 482-7429

Please note my Regular-Day-Off (RDO) is every other Friday.

For general Zoning and Building code questions, please refer to our call center at 311 or (213) 473-3231 to speak with an LADBS Call Center Engineer. Also, for additional information you may visit our website at dbs.lacity.gov

On Thu, Jul 10, 2025 at 10:56 AM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Good Morning, Veronica:
>
> I am following up on our email conversation from yesterday regarding the notarization of page 2 of the Appeal Form regarding the Barry Building Demolition Project.
>
> As you know I asked about the notarization yesterday, but have not received a more definite answer that the Appeal was officially accepted and no other steps need to be taken from the Appellant's side.
>
> We just want to document things in writing to ensure that the members of the public have fulfilled their obligations to file the appeal in a timely manner and that LADBS has no further inquiries in order to accept the Appeal.
>
> Thank you again for all your help and assistance. It is truly appreciated.
>
> Sincerely,
> Ziggy

Attachment F

Transcript of the 09-05-2024 Cultural Heritage Commission (CHC) Meeting

(with highlighted sections for: Sean Silva)

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

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

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

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.

July 2, 2025

Carlo Craig

X_____

(https://planning.lacity.gov/plndoc/Audio/CHC/2024/09-05-2024/4_CHC_2007_1585.mp3)

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Daniel Kiser <advocacy@laconservancy.org> Thu, Nov 13, 2025 at 2:46 PM
Reply-To: Daniel Kiser <danieljudsonkiser@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Daniel Kiser
danieljudsonkiser@gmail.com
717 N La Jolla Ave
Los Angeles, CA 90046

BLUEPRINT Management and Construction
4126 Organ Lane
La Canada, Ca 91011
323.509.7411

November 13, 2025

Board of Building and Safety Commissioners
Attn: Veronica Lopez, Board Secretary
201 North Figueroa Street, Suite 1030
Los Angeles, CA 90012
Email: veronica.lopez@lacity.org

Subject: **LADBS NO.: BF 250851**
Professional Opinion Regarding Proposed Demolition of Barry Building (HCM #887), 11973-11975 W. San Vicente Boulevard

Dear LADBS Board of Commissioners:

I was recently approached by Angelenos for Historic Preservation in regard to the intended demolition of the Barry Building HCM #887. I was requested to review all related publicly available documentation to date that has been provided by the Owner, Owner's Consultants and City Departments.

As an experienced Architect, Contractor, and Developer with 35 years of experience successfully navigating City, State, and Local jurisdictions, I have worked on Historical, Residential, Commercial, Mixed-Use, Industrial, Hospitality and numerous others

It is my professional opinion that the requested demolition of HCM #887 is not justified based on the reports solely from the Owner Owner's consultants.

These reports, especially the cost estimates provided by Hill International have no validity since no Independent 3rd party unbiased to Ownership has quantified or qualified this estimate. The building plans for HCM #887 are not publicly available since the City does not have building plans for 3-story or less commercial buildings built before 1978. The privately-owned building is fenced off and not accessible for verifications.

Hill International, I believe, are not “A” licensed building contractors but a global powerhouse in Construction Management and tend to over inflate actual costs of construction.

Relying solely on the applicant's self-generated figures prevents an objective report of costs to comply with Soft Story Retrofit requirements of the City.

Sincerely,

Stephan Schmidt
323.509.7411

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Helen Tocco <advocacy@laconservancy.org> Thu, Nov 13, 2025 at 2:18 PM
Reply-To: Helen Tocco <helentocco@hotmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Helen Tocco
helentocco@hotmail.com
2024 Courage St.
Vista, CA 92081

LADBS HAULREQUEST <ladbs.haulrequest@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

2 messages

Aroon Mukhey <advocacy@laconservancy.org> Thu, Jul 31, 2025 at 10:51 AM
Reply-To: Aroon Mukhey <aroonm@me.com>
To: ladbs.haulrequest@lacity.org

Dear LADBS :

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Aroon Mukhey
aroonm@me.com
842 Teakwood Road
Los Angeles, CA 90049

Arlene Vidor <advocacy@laconservancy.org> Thu, Jul 31, 2025 at 2:18 PM
Reply-To: Arlene Vidor <arlenevidor@gmail.com>
To: ladbs.haulrequest@lacity.org

Dear LADBS :

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. It's outrageous that a formally designated Historic-Cultural Monument and exemplary modernist building that is so connected to the community as is Barry Building is threatened with demolition. And for what reason?

There are no overriding considerations here. The only just, legal and ethical decision is to not allow the building to be demolished. Nothing is to be gained by demolition and much is gained by preserving the building. It is a terrible precedent to demolish a designated Historic-Cultural Monument and is a huge slap in the face to the city's preservation efforts.

Please do everything you can to stop the loss of an irreplaceable historic resource.

Arlene Vidor
arlenevidor@gmail.com
1008 Marion Drive
Glendale, CA 91205-3751

LADBS HAULREQUEST <ladbs.haulrequest@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Betty Klevan <advocacy@laconservancy.org> Thu, Jul 31, 2025 at 3:04 PM
Reply-To: Betty Klevan <aka.goodwin@gmail.com>
To: ladbs.haulrequest@lacity.org

Dear LADBS :

Dear Ms. Lopez,

Please spare the Barry Building in Brentwood. Los Angeles history shouldn't be erased. Buildings such as this one are part of our mind and soul and what makes the city unique. It would simply be very sad to lose the elegant International Style structure.

Please please prevent the unnecessary loss of this beautiful Brentwood landmark.

Betty Klevan- Los Angeles/Brentwood native

aka.goodwin@gmail.com

Betty Klevan
aka.goodwin@gmail.com
139 N. Thurston Ave.
Los Angeles, CA 90049

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Christopher Bahls <advocacy@laconservancy.org> Thu, Jul 31, 2025 at 5:45 PM
Reply-To: Christopher Bahls <chris_bahls@msn.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Christopher Bahls
chris_bahls@msn.com
15135 Enadia Way
Van Nuys, CA 91405

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Sophie Crouch <advocacy@laconservancy.org> Fri, Aug 1, 2025 at 3:45 AM
Reply-To: Sophie Crouch <19sc80@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Sophie Crouch
19sc80@gmail.com
1203 Greenacre Avenue
West Hollywood, CA 90046

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Benjamin Park <advocacy@laconservancy.org> Sun, Aug 3, 2025 at 9:21 AM
Reply-To: Benjamin Park <benbe83@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Benjamin Park
benbe83@gmail.com
1360 N Laurel Ave Apt 3
West Hollywood, CA 90046

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Laurajean Keller <advocacy@laconservancy.org> Sun, Aug 3, 2025 at 1:30 PM
Reply-To: Laurajean Keller <babybluebransky@yahoo.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Laurajean Keller
babybluebransky@yahoo.com
11607 Tuxford St.
Sun Valley, CA 91352

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

chris burmaster <advocacy@laconservancy.org> Sun, Aug 3, 2025 at 3:39 PM
Reply-To: chris burmaster <cactuschris@sbcglobal.net>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

chris burmaster
cactuschris@sbcglobal.net
14142 Hartsook St.
Sherman Oaks, CA 91423

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

jon frishmanarc.com <jon@frishmanarc.com> Thu, Aug 7, 2025 at 12:29 PM
To: "veronica.lopez@lacity.org" <veronica.lopez@lacity.org>

Veronica Lopez
Board Secretary
Board of Building and Safety Commissioners
201 North Figueroa Street, Room 900
Los Angeles, CA , 90012
213 482 7429

The Barry Building set a historic precedent for a low scale courtyard building, it should be saved.

The planning department should required that if it is in fact torn down then the only allowable building to replace it should be a two story courtyard building.

Upgrading the building for structural safety can be cost effective, the building should be renovated and saved.

Regards,

Jon Frishman RA
FRISHMAN *A*RCHITECTURE
http://www.frishmanarc.com
off. 323 822 0070
cel. 323 314 9953

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

jon frishman <advocacy@laconservancy.org> Thu, Aug 7, 2025 at 12:30 PM
Reply-To: jon frishman <jon@frishmanarc.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

The Barry Building set a historic precedent for a low scale courtyard building, it should be saved.

The planning department should required that if it is in fact torn down then the only allowable building to replace it should be a two story courtyard building.

Upgrading the building for structural safety can be cost effective, the building should be renovated and saved.

Regards,
Jon Frishman Architect
jon@frishmanarc.com

jon frishman
jon@frishmanarc.com
8571 walnut drive
los angeles, CA 90046

Veronica Lopez <veronica.lopez@lacity.org>

Thomas Safran: Supplemental letter in support for demolition of Barry Building (11973 - 11975 San Vicente Blvd)

1 message

Eric Rywalski <eric@tsahousing.com> Mon, Oct 27, 2025 at 5:56 PM
To: "veronica.lopez@lacity.org" <veronica.lopez@lacity.org>, "ladbs_commissionoffice@lacity.org" <ladbs_commissionoffice@lacity.org>

Dear Veronica Lopez, LADBS Commission office and all Commissioners,

Please find attached the supplemental letter from Thomas Safran in support of the demolition of the Barry Building (11973 – 11975 San Vicente Blvd).

Thank you for your consideration of this matter.

Sincerely,

Eric Rywalski

Eric Rywalski

Thomas Safran & Associates

Direct Dial: (310) 820-0675

Cell: (323) 377-3603

Safran_BarryBldgLetter_Oct2025.pdf
139K

Veronica Lopez <veronica.lopez@lacity.org>

Support Appealt to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Sarah <sarah.bibbo@gmail.com> Sat, Nov 1, 2025 at 6:31 PM
To: veronica.lopez@lacity.org

Hi there,
I am a current resident of Brentwood and am very concerned. I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in my neighborhood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Sarah Bibbo

Stories make us more alive, more human, more courageous, more loving.
(Madeleine L'Engle)

Veronica Lopez <veronica.lopez@lacity.org>

Reconsideration of Demolition Approval – Barry Building (Historic-Cultural Monument No. 638)

1 message

Gerald Bagg <gerald@geraldbagg.com> Sat, Nov 1, 2025 at 10:53 PM
To: "veronica.lopez@lacity.org" <veronica.lopez@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>
Cc: "planning.ohr@lacity.org" <planning.ohr@lacity.org>, "advocacy@laconservancy.org" <advocacy@laconservancy.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, "craig.bullock@lacity.org" <craig.bullock@lacity.org>

To:

- **Veronica Lopez** – *Board Secretary, Board of Building and Safety Commissioners, Los Angeles Department of Building and Safety (LADBS)* — veronica.lopez@lacity.org
- **Councilmember Traci Park** – *Los Angeles City Council, District 11 (Brentwood, Pacific Palisades, Venice, Westchester, and West LA)* — councilmember.park@lacity.org

Dear Ms. Lopez and Councilmember Park,

I'm writing to express concern regarding the recent approval for demolition of the Barry Building in Brentwood, despite its formal designation as a Los Angeles Historic-Cultural Monument. While opinions may differ about the building's beauty, this issue goes far beyond aesthetics. It strikes at the heart of how Los Angeles defines, values, and enforces its commitment to architectural preservation.

The Barry Building is not conventionally attractive — its modest scale, spare geometry, and weathered surfaces can seem unremarkable at first glance. Yet architecture's worth is not measured by ornament alone. Designed in 1951 by Milton Caughey, the Barry Building embodies a crucial moment in Los Angeles's postwar evolution — when the city's built environment shifted from decorative revivalism to the clean, experimental lines of California Modernism. This design ethos, pioneered in structures like the Barry Building, directly influenced the Case Study Houses and the global perception of Los Angeles as a center of modern design.

To erase such a building because of its understated simplicity is to misread its intent. Its importance lies in representing a transitional idea — that architecture could be democratic, honest in materials, and expressive of a new West Coast sensibility. In that sense, the Barry Building is not a relic but a cultural mile marker.

The Ethics of "Demolition by Neglect."

What is most troubling here is not the aesthetic debate, but the method by which demolition has been justified. For years, the Barry Building has been allowed to deteriorate under its current ownership. Now, that very neglect is being cited as the rationale for demolition. Whether this was strategic or simply indifferent, the outcome is the same: a perverse incentive structure that rewards neglect, punishes stewardship, and renders landmark status meaningless.

Public records show that the property is owned by *11973 San Vicente LLC*, a holding company associated with the Munger family. The building has stood vacant and fenced off for more than a decade, with tenants long since removed and no confirmed redevelopment plan proposed. This pattern — of disuse, deferred maintenance, and now demolition to a vacant lot — conveys the impression that the owners have "waited out" the building's protections until it could be claimed unsalvageable. Even if that was not the intent, the optics are damaging and reinforce the perception that Los Angeles lacks the will to enforce its own preservation mandates.

If owners learn that the easiest path to redevelopment is to wait out the clock — allowing a designated monument to decay until it becomes an eyesore — then the entire preservation framework collapses. It sends the message that City designations can be sidestepped through deliberate inaction. That is not merely a procedural failure; it is an ethical one. Los Angeles cannot allow the integrity of its Historic-Cultural Monument program to be hollowed out by cynicism or convenience.

Minimum feasibility and stabilization requirements.

The City should ensure that no property owner can benefit from neglect by adopting clear, enforceable conditions **before** any demolition is considered. At a minimum, require the owner to submit, for public review and third-party peer

verification:

- **Independent feasibility study for adaptive reuse**, prepared by qualified preservation architects and engineers, referencing the Secretary of the Interior's Standards and at least three design scenarios (e.g., full rehabilitation, façade retention with new construction behind, and hybrid reuse).

- **A structural conditions assessment** (sealed by a licensed structural engineer) including life-safety remedies and stabilization measures that could allow reuse.

- **Order-of-magnitude and line-item cost estimates** (rehabilitation vs. demolition/new build), plus a basic pro forma showing that financial infeasibility—if claimed—is not the result of avoidable choices such as prolonged vacancy.

- **A code and ADA compliance plan** outlining how reuse would meet current requirements, with any necessary variances identified.

- **A near-term stabilization plan** (with deadlines) to arrest deterioration during review, and a performance bond or equivalent security to ensure compliance.

- **Analysis of partial-preservation alternatives** (e.g., façade retention, courtyard, or arcade integration) demonstrating why each is or is not practicable.

Where prolonged non-maintenance is found, the City should condition any future approvals on: (1) implementation of stabilization and good-faith reuse exploration, (2) mitigation through partial preservation if full reuse is truly infeasible, and (3) civil penalties for continued neglect.

Transparency, accountability, and fairness to the community must be non-negotiable.

A compounding loss after our wildfire devastation.

This decision also lands in a year when Los Angeles has already suffered extraordinary loss of homes, neighborhoods, and civic fabric due to the Palisades and Eaton (Altadena) fires. As the region rebuilds from thousands of destroyed or damaged structures, erasing a designated cultural landmark by policy choice — rather than necessity — compounds that loss. In a recovery year, preservation should be part of how we re-knit identity, not further thin it.

History shows us that preservation and progress are not mutually exclusive.

Los Angeles itself offers outstanding examples:

- **The Bradbury Building**, once threatened with demolition, was restored and remains one of downtown's most admired and visited sites.

- **The Wiltern Theatre** was reborn from near ruin into a thriving performance venue, its Art Deco details meticulously preserved.

- **The Eastern Columbia Building and the United Artists Theatre (now the Ace Hotel)** demonstrate how adaptive reuse can both honor history and drive economic vitality.

Other cities have achieved the same balance: New York's **High Line** transformed industrial remnants into a celebrated urban park; Chicago's **Wrigley Building** preserved its historic façade while modernizing its interiors for 21st-century use; and Boston's **Quincy Market** remains a vibrant commercial hub precisely because it embraced adaptive reuse rather than demolition.

Europe has long modeled this principle of architectural continuity.

Paris converted its Beaux-Arts **Gare d'Orsay** railway station into the **Musée d'Orsay**, one of the world's greatest museums. London preserved the Gothic exterior of **St. Pancras Station** while transforming its interior into a modern transportation hub and luxury hotel. Berlin's **Reichstag Building**, rebuilt by Norman Foster, retained its neoclassical stone shell while introducing a glass dome — a powerful symbol of democratic transparency. In all of these cases, preservation strengthened identity while accommodating modern function.

Los Angeles, with its layered and eclectic history, deserves to embrace that same philosophy.

The Barry Building could easily be reimagined as creative offices, a gallery, or a community space that preserves its façade and historical narrative while giving the interior new purpose. Adaptive reuse is not about freezing the past; it's about integrating memory with progress.

For these reasons, I urge the City to support the pending appeal and to reconsider the demolition approval. Doing so would reaffirm Los Angeles's leadership in architectural innovation — not just in creating new structures, but in recognizing that our city's authenticity depends on what we choose to preserve. Upholding this appeal would also send an important moral message: that the City of Los Angeles rewards stewardship, not neglect, and that historic preservation remains a matter of civic ethics as much as design.

Thank you for your time, your service, and your attention to an issue that speaks to the very soul of Los Angeles.

Sincerely,
Gerald A. Bagg
gerald@geraldbagg.com
310-505-3237

CC:

- **Office of Historic Resources, Department of City Planning, City of Los Angeles** — planning.ohr@lacity.org
- **Los Angeles Conservancy, Advocacy Department** — advocacy@laconservancy.org
- **Jeff Khau** – *Planning Deputy to Councilmember Traci Park, Los Angeles City Council District 11* — jeff.khau@lacity.org
- **Craig Bullock** – *Planning Director, Los Angeles City Council District 11* — craig.bullock@lacity.org

Veronica Lopez <veronica.lopez@lacity.org>

UPDATED with the Corrected HCM #: Reconsideration of Demolition Approval – Barry Building (Historic-Cultural Monument No. HCM #887.)

1 message

Gerald Bagg <gerald@geraldbagg.com> Sat, Nov 1, 2025 at 11:36 PM
To: "veronica.lopez@lacity.org" <veronica.lopez@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>
Cc: "planning.ohr@lacity.org" <planning.ohr@lacity.org>, "advocacy@laconservancy.org" <advocacy@laconservancy.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, "craig.bullock@lacity.org" <craig.bullock@lacity.org>

I had submitted this previously but had the wrong cultural landmark number for the property… This is the identical email with the correct HCM Number below:

From: "gerald@geraldbagg.com" <gerald@geraldbagg.com>
Date: Sunday, November 2, 2025 at 1:54 AM
To: "veronica.lopez@lacity.org" <veronica.lopez@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>
Cc: "planning.ohr@lacity.org" <planning.ohr@lacity.org>, "advocacy@laconservancy.org" <advocacy@laconservancy.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, "craig.bullock@lacity.org" <craig.bullock@lacity.org>
Subject: Reconsideration of Demolition Approval – Barry Building (Historic-Cultural Monument No. 887)

To:

- **Veronica Lopez** – *Board Secretary, Board of Building and Safety Commissioners, Los Angeles Department of Building and Safety (LADBS)* — veronica.lopez@lacity.org
- **Councilmember Traci Park** – *Los Angeles City Council, District 11 (Brentwood, Pacific Palisades, Venice, Westchester, and West LA)* — councilmember.park@lacity.org

Dear Ms. Lopez and Councilmember Park,

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For these reasons, I urge the City to support the pending appeal and to reconsider the demolition approval. Doing so would reaffirm Los Angeles's leadership in architectural innovation — not just in creating new structures, but in recognizing that our city's authenticity depends on what we choose to preserve. Upholding this appeal would also send an important moral message: that the City of Los Angeles rewards stewardship, not neglect, and that historic preservation remains a matter of civic ethics as much as design.

Thank you for your time, your service, and your attention to an issue that speaks to the very soul of Los Angeles.

Sincerely,
Gerald A. Bagg
gerald@geraldbagg.com
310-505-3237

CC:

- **Office of Historic Resources, Department of City Planning, City of Los Angeles** — planning.ohr@lacity.org
- **Los Angeles Conservancy, Advocacy Department** — advocacy@laconservancy.org
- **Jeff Khau** – *Planning Deputy to Councilmember Traci Park, Los Angeles City Council District 11* — jeff.khau@lacity.org
- **Craig Bullock** – *Planning Director, Los Angeles City Council District 11* — craig.bullock@lacity.org

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Lisa Feintech <advocacy@laconservancy.org> Sun, Nov 2, 2025 at 4:39 AM
Reply-To: Lisa Feintech <bobcat007@mac.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Lisa Feintech
bobcat007@mac.com
1871 Kimberly Lane
Los Angeles, CA 90049

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Suzanne Ferris <advocacy@laconservancy.org> Sun, Nov 2, 2025 at 6:08 AM
Reply-To: Suzanne Ferris <suzferris23@yahoo.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Suzanne Ferris
suzferris23@yahoo.com
330 S Barrington Ave
Los Angeles, CA 90049

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Darren O'Brien <dkobrien26@hotmail.com> Sun, Nov 2, 2025 at 7:03 AM
To: "veronica.lopez@lacity.org" <veronica.lopez@lacity.org>

Ms. Lopez,
As a resident and property owner in Brentwood I'm writing in to support the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood.

The decision to approve demolition when there is no proposed development, where the owners have neglected the building for years, sets a negative precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and prevent the unnecessary loss of this historic building.

Sincerely,
Darren O'Brien
11789 Montana Ave,
Los Angeles, CA 90049

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Ina Treciokas <advocacy@laconservancy.org> Sun, Nov 2, 2025 at 7:29 AM
Reply-To: Ina Treciokas <inatreciokas@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Ina Treciokas
inatreciokas@gmail.com
1212 N Tigertail Rd
Los Angeles, CA 90049

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Norma Stein <advocacy@laconservancy.org> Sun, Nov 2, 2025 at 8:16 AM
Reply-To: Norma Stein <normastein2812@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Norma Stein
normastein2812@gmail.com
145 , South Anita
Los Angeles, CA 90049

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Elisabeth Salonen <advocacy@laconservancy.org> Sun, Nov 2, 2025 at 8:26 AM
Reply-To: Elisabeth Salonen <ejane@mac.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Elisabeth Salonen
ejane@mac.com
410 21 st Street Santa Monica CA 90402
Santa Monica , CA 90402

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

bonnie sprague <advocacy@laconservancy.org> Sun, Nov 2, 2025 at 8:59 AM
Reply-To: bonnie sprague <bf.sprague@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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bonnie sprague
bf.sprague@gmail.com
2402 la mesa dr
santa monica, CA 90402

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Aimee Knowlton <advocacy@laconservancy.org> Sun, Nov 2, 2025 at 9:13 AM
Reply-To: Aimee Knowlton <lostemailpass@ilcloud.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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Aimee Knowlton
lostemailpass@ilcloud.com
11313 Farlin St
LA , CA 90049

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Elizabeth Evans <advocacy@laconservancy.org> Sun, Nov 2, 2025 at 9:24 AM
Reply-To: Elizabeth Evans <elizmevans@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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Elizabeth Evans
elizmevans@gmail.com
1129 Monument Street
Pacific Palisades, CA 90272

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Angela dunning <advocacy@laconservancy.org> Sun, Nov 2, 2025 at 9:28 AM
Reply-To: Angela dunning <rayofangela@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

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Angela dunning
rayofangela@gmail.com
3754 Wasatch Ave
Los Angeles, CA 90066-3638

Veronica Lopez <veronica.lopez@lacity.org>

Barry Building

1 message

Gail Ellis <gail.evelyn.ellis@gmail.com> Sun, Nov 2, 2025 at 11:15 AM
To: veronica.lopez@lacity.org

Please save the Barry Building from demolition and let someone with vision (not Caruso) restore it for the community. I have lived in Brentwood for over 50 years. Bring it back to its iconic look and use.
Thank you, Gail Ellis

Sent from my iPhone

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Marina Djuric <advocacy@laconservancy.org> Sun, Nov 2, 2025 at 11:18 AM
Reply-To: Marina Djuric <mdjuric84@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Marina Djuric
mdjuric84@gmail.com
1433 Pearl St
Santa Monica , CA 90405

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Evelyn Lanner <advocacy@laconservancy.org> Sun, Nov 2, 2025 at 1:10 PM
Reply-To: Evelyn Lanner <prod_clime_54@icloud.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Evelyn Lanner
prod_clime_54@icloud.com
716 N Bundy Dr
Los Angeles, CA 90049-2319

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Chuck Koton <advocacy@laconservancy.org> Sun, Nov 2, 2025 at 1:27 PM
Reply-To: Chuck Koton <chuckkoton2010@yahoo.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Chuck Koton
chuckkoton2010@yahoo.com
11747 Bellagio Rd (5)
Los Angeles, CA 90049

Veronica Lopez <veronica.lopez@lacity.org>

Building “demolition by neglect” — a loophole that rewards inaction"

1 message

Robin <musicislife2me@yahoo.com> Sun, Nov 2, 2025 at 1:51 PM
To: "veronica.lopez@lacity.org" <veronica.lopez@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "planning.ohr@lacity.org" <planning.ohr@lacity.org>, "advocacy@laconservancy.org" <advocacy@laconservancy.org>

I'm using the wording of a fellow Next Door resident in the lower 90049.
"**Why the Barry Building Matters."** (posted further below is more on point than I could express alone).

- This is around the corner from me... and a serious concern when it's next sold
- What monstrosity will be build here?
- Will it serve the public in the middle of this walkable town center??

I have missed the book/stationery store for years. I bought lots of holiday presents there and it was a great (non digital) afternoon browsing travel books and enjoying the patio space.

"**Why the Barry Building Matters**

The City has approved demolition of the Barry Building on San Vicente Blvd. — even though it’s a Historic-Cultural Monument (No. 887). Whether or not you find it beautiful, this decision goes far beyond aesthetics. It’s about what kind of city Los Angeles wants to be — one that protects its architectural story, or one that lets neglect erase it.

Built in 1951 by Milton Caughey, the Barry Building represents a turning point in Los Angeles architecture — when design shifted from revivalist excess **to the clean, experimental lines of California Modernism**. It’s part of the DNA that shaped the Case Study Houses and **gave L.A. its distinctive voice in modern design**.

The troubling part isn’t just the loss of a building — it’s the method.
The owners let the property sit vacant and deteriorate for years, and that neglect is now being used **to justify tearing it down.**
That’s **“demolition by neglect” — a loophole that rewards inaction** and undermines the very idea of landmark protection.

Preservation isn’t about nostalgia. It’s about respecting what endures — and refusing to let neglect define our future.

The Barry Building could easily be reimagined as creative offices, a gallery, or a public courtyard that preserves its spirit while giving it new life.

If you believe L.A. should grow without erasing what makes it special, please support the appeal and require a reuse study before demolition"

"California Modernism" what makes L.A. look, feel & breathe like L.A. Versu yet another multi story for-profit". This is my home area... though I will never be able to afford a home. I desperately miss the shops & AFFORDABLE services that used to be here. No more Daidone salon, BCBG Maxazria, oe BoA that had REAL working hours. It took 6 YEARS for the plastic grass area of "the yard" and yet there is nothing there. Other shops have become 1 bank after another bank (eg Blockbuster, and the lower corner shop on 1st floor Bwd Gardens).

San Vicente/ Montana area doesn't even have the coral trees, or any trees, to put holiday lights on. =(

So... why is the owner of the Barry Building not
1) FINED $$$$ for their goal of "demolition by neglect" ? and
2) barred from selling the land for anything other than 2 story (as now!!!!) maximum retail space?

I am horrified that elected "leaders" only talk, plan & make $ off the GAMES. We, the people, live here... years and decades in a row... our home town is going to pieces.

STABILITY & SAFETY is what residents crave... as that is the opposite of the federal government. The GAMES are not important. **REAL LIFE, of the residents, is #1 importance.** I wish you saw that. I wish elected official were on the side of the voters... the real people, and NOT the side of multinational corporations.

This is San Vicente/Montana... not Wilshire corridor, not Westwood or Santa Monica college areas... **this is [SHOULD BE] a walkable shops & services area that I purposely moved here for.**

PLEASE knock down to human level what the maximum use of the Barry Building land can be used for. Same= 2 story retail. NOT high rise, not hotel, not parking lot. **IF the owner had up-kept it all these decades, it would be the 2 story retail we all enjoyed.**

Thank you for listening if you have read this far.

RESIDENTS should be your #1 Priority. Please show us that we are.
Right now, we (the residents) are NOT AT ALL seeing it in action.

Thank you,
Robin

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Linda and Len Provost <advocacy@laconservancy.org> Sun, Nov 2, 2025 at 4:15 PM
Reply-To: Linda and Len Provost <lindalee5004@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Linda and Len Provost
lindalee5004@gmail.com
500 N Greencraig Rd
Los Angeles, CA 90049-2842

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Lise Selznick <advocacy@laconservancy.org> Sun, Nov 2, 2025 at 4:24 PM
Reply-To: Lise Selznick <liseselznick7@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Lise Selznick
liseselznick7@gmail.com
296 N Kenter Ave
Los Angeles, CA 90049

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

teri sara berger <advocacy@laconservancy.org> Sun, Nov 2, 2025 at 7:19 PM
Reply-To: teri sara berger <ts_berger@yahoo.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

teri sara berger
ts_berger@yahoo.com
1509 Greenfield Ave
Los Angeles, CA 90025

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Gail Padrick <advocacy@laconservancy.org> Mon, Nov 3, 2025 at 6:01 AM
Reply-To: Gail Padrick <gailpadrick@yahoo.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Gail Padrick
gailpadrick@yahoo.com
1227 Wellesley Ave #5
Los Angeles , CA 90025

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Jill Goularte <advocacy@laconservancy.org> Mon, Nov 3, 2025 at 7:41 AM
Reply-To: Jill Goularte <JillGoularte@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Jill Goularte
JillGoularte@gmail.com
11970 Montana Ave #101
Los Angeles, CA 90049

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

SHARON SANDOW <advocacy@laconservancy.org> Tue, Nov 4, 2025 at 12:19 PM
Reply-To: SHARON SANDOW <sharonsandow@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear LADBS Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

SHARON SANDOW
sharonsandow@gmail.com
1509 Greenfield Avenue
Los Angeles, CA 90025

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Laurie Stevens <advocacy@laconservancy.org> Wed, Nov 5, 2025 at 11:02 AM
Reply-To: Laurie Stevens <onelalu@earthlink.net>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Laurie Stevens
onelalu@earthlink.net
1037 9th st
Santa Monica, CA 90403

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Mara Fisher <advocacy@laconservancy.org> Wed, Nov 5, 2025 at 4:26 PM
Reply-To: Mara Fisher <mara.sher.fisher@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Mara Fisher
mara.sher.fisher@gmail.com

, CA 90068

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Colby Makin <advocacy@laconservancy.org> Wed, Nov 5, 2025 at 4:38 PM
Reply-To: Colby Makin <colby.makin@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Colby Makin
colby.makin@gmail.com
1541 Duane Street
LOS ANGELES, CA 90026

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Marlene Willauer <advocacy@laconservancy.org> Wed, Nov 5, 2025 at 4:39 PM
Reply-To: Marlene Willauer <mwillauer@hotmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

When I heard that yet another historical modernist building that exemplifies Los Angeles' rich mid-century history was scheduled for demolition not to improve our city, but just to create a vacant lot that someday may be turned into some hideous block building, I had to write to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. The Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Marlene Willauer
mwillauer@hotmail.com
4906 Dunman Ave
Woodland Hills, CA 91364

Veronica Lopez <veronica.lopez@lacity.org>

Please! Demo the old ugly Barry building - historic, indeed

1 message

Val Holwerda <vholwerda@outlook.com> Wed, Nov 5, 2025 at 5:14 PM
To: "veronica.lopez@lacity.org" <veronica.lopez@lacity.org>

Sent from my iPhone

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Allison Strauss <advocacy@laconservancy.org> Wed, Nov 5, 2025 at 5:34 PM
Reply-To: Allison Strauss <strauss_allison@yahoo.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource. It's one of those buildings that tells you exactly where you are, that couldn't be mistaken for another part of town, let alone another city!

Allison Strauss
strauss_allison@yahoo.com

Los Angeles, CA

Veronica Lopez <veronica.lopez@lacity.org>

CHC-2025-2725-HCM: Support for Greater Page Temple HCM Nomination and Recognition of Bishop L.C. Page

1 message

Rory Cunningham <advocacy@laconservancy.org> Wed, Nov 5, 2025 at 7:11 PM
Reply-To: Rory Cunningham <mrroryofhollywood@ca.rr.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Rory Cunningham
mrroryofhollywood@ca.rr.com
215 S. Manhattan Place
Los Angeles, CA 90004

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Veronika Spierenburg <advocacy@laconservancy.org> Wed, Nov 5, 2025 at 7:14 PM
Reply-To: Veronika Spierenburg <veronika@spierenburg.ch>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Veronika Spierenburg
veronika@spierenburg.ch
1139 South Cochran Avenue
Los Angeles, CA 90019

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Ann Rubin <advocacy@laconservancy.org> Thu, Nov 6, 2025 at 1:15 AM
Reply-To: Ann Rubin <emailamr@yahoo.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Ann Rubin
emailamr@yahoo.com
6524 Commodore Sloat
LA, CA 90048

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Marjorie Platzker <advocacy@laconservancy.org> Thu, Nov 6, 2025 at 10:03 AM
Reply-To: Marjorie Platzker <marjorieplatzker@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Marjorie Platzker
marjorieplatzker@gmail.com
654 Walther Way
LA, CA 90049

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Wendy Riva <advocacy@laconservancy.org> Thu, Nov 6, 2025 at 12:03 PM
Reply-To: Wendy Riva <wsmickell@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Wendy Riva
wsmickell@gmail.com
12302 3rd Helena Dr
Los Angeles, CA 90049

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Lisa singer haese <advocacy@laconservancy.org> Thu, Nov 6, 2025 at 5:28 PM
Reply-To: Lisa singer haese <LISAHAESE@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Lisa singer haese
LISAHAESE@GMAIL.COM
429 NORTH GREENCRAIG ROAD
Los Angeles, CA 90049

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Teresa Barnett <advocacy@laconservancy.org> Thu, Nov 6, 2025 at 7:25 PM
Reply-To: Teresa Barnett <esalbar@protonmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood.

The owner has allowed the Barry Building to stand uninhabited for years precisely as a means of sidestepping the purpose of the historic-cultural monument designation and, in the end, simply proceeding with demolition. To allow that tactic to succeed sets a precedent that rewards developers for going around existing ordinances and encourages them simply to outwait those who want to preserve the historic texture of their communities.

I urge you not to let developers manipulate the system in this way and to do everything in your power to avoid setting a very harmful precedent.

Teresa Barnett
esalbar@protonmail.com
1420 Camden Avenue
Los Angeles, CA 90025

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

NOREEN STONE <advocacy@laconservancy.org> Fri, Nov 7, 2025 at 8:22 AM
Reply-To: NOREEN STONE <writteninstone@verizon.net>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

NOREEN STONE
writteninstone@verizon.net
11717 KIOWA AVE, APT 202
LOS ANGELES, CA 90049

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Laurie Stevens <advocacy@laconservancy.org> Fri, Nov 7, 2025 at 9:47 AM
Reply-To: Laurie Stevens <lalouxproductions@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Laurie Stevens
lalouxproductions@gmail.com
1037 9 th st
Santa Monica , CA 90403

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Rebecca Harper <advocacy@laconservancy.org> Fri, Nov 7, 2025 at 10:59 AM
Reply-To: Rebecca Harper <bharper@ucla.edu>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Rebecca Harper
bharper@ucla.edu
2616 Cordelia Road
Los Angeles, CA 90049

Veronica Lopez <veronica.lopez@lacity.org>

Barry building

1 message

Judy Tarre <jtarre66@gmail.com> Fri, Nov 7, 2025 at 3:17 PM
To: veronica.lopez@lacity.org

Sent from my iPhone
We oppose tearing down this historic building. Continuing to change the feel of the neighborhood has been detrimental to our property values, our safety, and the aesthetics of the area.

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Lynne Irvine <advocacy@laconservancy.org> Sat, Nov 8, 2025 at 11:20 AM
Reply-To: Lynne Irvine <lirvine@me.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Lynne Irvine
lirvine@me.com
847 Muskingum Ave.
Pacific Palisades, CA 90272

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Rita Shamban <advocacy@laconservancy.org> Sun, Nov 9, 2025 at 3:37 PM
Reply-To: Rita Shamban <rita.shamban@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Rita Shamban
rita.shamban@gmail.com
13693 Bayliss Rd
Los Angeles , CA 90049

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Mary Quick <advocacy@laconservancy.org> Mon, Nov 10, 2025 at 7:49 AM
Reply-To: Mary Quick <mzairly@verizon.net>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Mary Quick
mzairly@verizon.net
543 7th St
Santa Monica, CA 90402

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Bryan Sanders <advocacy@laconservancy.org> Mon, Nov 10, 2025 at 9:54 AM
Reply-To: Bryan Sanders <nayrbgo@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Bryan Sanders
nayrbgo@gmail.com
4378 Elenda Street
Culver City, CA 90230

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Lorri Horn <advocacy@laconservancy.org> Mon, Nov 10, 2025 at 9:56 AM
Reply-To: Lorri Horn <lorrihorn@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Lorri Horn
lorrihorn@gmail.com
4378, Elenda Street
Culver City, CA 90230

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

PIO QUITORIANO <advocacy@laconservancy.org> Tue, Nov 11, 2025 at 10:14 AM
Reply-To: PIO QUITORIANO <vinq@sbcglobal.net>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

PIO QUITORIANO
vinq@sbcglobal.net
3433 1/2 KEYSTONE AVE
LOS ANGELES, CA 90034

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Christine Fazzino <advocacy@laconservancy.org> Tue, Nov 11, 2025 at 11:02 AM
Reply-To: Christine Fazzino <christinefazzino@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Christine Fazzino
christinefazzino@gmail.com
2817 Federal Ave
Los Angeles, CA 90064

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Kate Wolf <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 2:33 PM
Reply-To: Kate Wolf <kaylameloni@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Kate Wolf
kaylameloni@gmail.com

Kate Wolf
kaylameloni@gmail.com
5031 MERIDIAN ST
Los Angeles, CA 90042

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

barbara whitney <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 2:37 PM
Reply-To: barbara whitney <bswhitney2012@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage. It would be a tragedy to let this go, after so many other losses earlier this year.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

sincerely.

Barbara Whitney
bswhitney2012@gmail.com

barbara whitney
bswhitney2012@gmail.com
140 Hollister Ave
Santa Monica, CO 90405

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Dan Silver <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 2:39 PM
Reply-To: Dan Silver <dsilverla@me.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Dan Silver
dsilverla@me.com
222 S Figueroa St Apt 1611
Los Angeles, CA 90012-2584

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Anet Ranaldo <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 2:58 PM
Reply-To: Anet Ranaldo <summersmom2@yahoo.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Thanks for your attention to this matter,
Anet Ranaldo
summersmom2@yahoo.com

Anet Ranaldo
summersmom2@yahoo.com
2110 Holly Drive
Los Angeles, CA 90068

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Jessica Hencier <jessica.hencier@gmail.com> Wed, Nov 12, 2025 at 2:50 PM
To: veronica.lopez@lacity.org

Dear Board of Building and Safety Commissioners,

My name is Jessica Hencier and I am a Brentwood resident living at 11767 W. Sunset Blvd. I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Thank you,
Jessica Hencier
Resident
11767 W. Sunset Blvd, Brentwood, CA 90049

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Elizabeth Tuggey <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 3:00 PM
Reply-To: Elizabeth Tuggey <liztuggey@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I am especially concerned that this would set a precedent where owners of designated landmarks could circumvent the landmark status of their properties and get approval for demolition, simply by neglecting them until they are too far gone and then claiming that restoration would be cost prohibitive. That would be a massive loophole and totally contradictory to the spirit and intent of preservation laws.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Elizabeth Tuggey
liztuggey@gmail.com
6855 Valley Circle Blvd. #33
West Hills, CA 91307

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Chandler Gorham <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 3:01 PM
Reply-To: Chandler Gorham <chandlergorham@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Chandler Gorham
chandlergorham@gmail.com
2818 avenel street
Los Angeles , CA 90039

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building!!!

1 message

Nicole Yorkin <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 3:04 PM
Reply-To: Nicole Yorkin <nyinla@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

My kids and I spent numerous hours over the course of their lifetime -- and mine -- at the charming and unique BARRY BUILDING when it housed the amazing Dutton's bookstore -- one of the best bookstores in our city until it was forced to close. For years of my kids' lives, we enjoyed browsing the many sections of Duttons, crossing the beautiful outdoor courtyard of the Barry to eat muffins in the café or sip coffee on the comfortable wooden benches outside in what was then, and is still now, a rare outdoor space on San Vicente Blvd. in Brentwood. (I don't think that awful shopping mall on San Vicente Blvd. counts)!

For these reasons, I am writing to express my strong support for the appeal recently filed to STOP THE DEMOLITION OF THIS HISTORIC AND BEAUTIFUL MODERNIST BUILDING! How many testaments to our own rich and varied history here in Los Angeles do we have to destroy? Why are we trying to wipe out the architecture that makes us unique? And what is the point, when the Barry Building will just be demolished to stand empty?

When this demolition was first proposed many years ago, by the short-sighted billionaire Charles T. Munger, my family was so horrified, that my then pre-teen daughter Natalie wrote Munger himself a letter begging him not to force Dutton's to close in order to destroy this beautiful building for NOTHING. And yet, here we are, many years later, once again in the position where this designated Historic-Cultural Monument -- a rare example of postwar modernist architecture -- is still being threatened with destruction!

I'm still furious that Munger and, now, what I presume are his off-spring, forced Dutton's bookstore to move out and close originally -- depriving our city of what once was an important cultural hub. -- and then left this beautiful building to die a thousand deaths by neglect.

THIS IS SHAMEFUL. I urge you to stop this demolition from moving forward, knowing that by allowing it, you undermine the purpose of the Historic-Cultural Monument designation in our city and thereby weaken the City's preservation efforts. Why don't we honor the visionary buildings that helped create the Los Angeles we still honor today?

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Sincerely,

Nicole Yorkin and family
nyinla@gmail.com

Nicole Yorkin
nyinla@gmail.com
218 Tilden Ave, Los Angeles
Los Angeles, CA 90049

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Nina Drabkin <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 3:07 PM
Reply-To: Nina Drabkin <ninafofina@yahoo.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Nina Drabkin
ninafofina@yahoo.com
1242 Berkeley st 15
Santa Monica , CA 90404

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Julie Zagha <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 3:24 PM
Reply-To: Julie Zagha <jzagha@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

We need to save our historic resources. I strongly support the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage. There have been too many buildings lost to the wrecking ball for no reason. The owner has no plans for the lot at all, no proposed development. This is designated historic resource and should remain so!

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Julie Zagha, Woodland Hills
Jzagha@gmail.com

Julie Zagha
jzagha@gmail.com
22056 galvez st
Woodland Hills, CA 91364

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

PENNY MCNEIL <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 3:25 PM
Reply-To: PENNY MCNEIL <PENNYLMCNEIL@yahoo.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

PENNY MCNEIL
PENNYLMCNEIL@YAHOO.COM
404 CULVER BLVD, 1
PLAYA DEL REY, CA 90293

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Kristin Reeder <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 3:27 PM
Reply-To: Kristin Reeder <kristindreeder@gmail.con>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Kristin Reeder
kristindreeder@gmail.con
4565 oakwood ave unit 8
Los angeles, CA 90004

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Margarita Jerabek <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 3:28 PM
Reply-To: Margarita Jerabek <margaritajerabek@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Normally, a proposed project is required before demolition is permitted. This building is a great candidate for adaptive reuse, such as live-work studio housing, for example. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Margarita Jerabek, Ph.D.
Architectural Historian

Margarita Jerabek
margaritajerabek@gmail.com
17949 Hatton Street
Los Angeles, CA 91335

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Tatiana Godinez <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 3:28 PM
Reply-To: Tatiana Godinez <tgodinez@laconservancy.org>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Tatiana Godinez
tgodinez@laconservancy.org
523 W 6th St Ste 826
LOS ANGELES, CA 90014

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Cornelia Emerson <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 3:56 PM
Reply-To: Cornelia Emerson <corneliaemerson@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Cornelia Emerson
corneliaemerson@gmail.com
5211 W. 12th Street
Los Angeles, CA 90019

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Patricia Ritter <advocacy@laconservancy.org>
Reply-To: Patricia Ritter <pritter@ucla.edu>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Wed, Nov 12, 2025 at 4:07 PM

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Patricia Ritter
pritter@ucla.edu
Stern Ave, 4276
Sherman Oaks, CA 91423

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Brad Kane <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 4:18 PM
Reply-To: Brad Kane <bkane@kanelaw.la>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Brad Kane
bkane@kanelaw.la
1154 S. Crescent Heights Blvd
Los Angeles, CA 90035

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Michela Celona <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 4:31 PM
Reply-To: Michela Celona <michelacelona@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Michela Celona
michelacelona@gmail.com
5500 TORRANCE BLVD UNIT # A211
Torrance, CA 90503

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Leana Scott <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 5:47 PM
Reply-To: Leana Scott <lscott@laconservancy.org>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Leana Scott
lscott@laconservancy.org

Los Angeles, CA 90048

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Lealye Kasoff <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 5:50 PM
Reply-To: Lealye Kasoff <leslyehoa@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Lealye Kasoff
leslyehoa@gmail.com
14844 Dickens Street
Sherman Oaks, CA 91403

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Andrea Mauk <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 6:09 PM
Reply-To: Andrea Mauk <dancinghorsemediagroup@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Andrea Mauk
dancinghorsemediagroup@gmail.com
2703 Brighton Ave
Los Angeles, CA 90018

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Anna Baragiola <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 6:20 PM
Reply-To: Anna Baragiola <anagator@hotmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Anna Baragiola
anagator@hotmail.com
5319 Vantage Ave #1
Valley Village , CA 91607

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Alisa Becket <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 6:29 PM
Reply-To: Alisa Becket <alisa@alisabecket.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Alisa Becket
alisa@alisabecket.com

, CA 90049

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Alex Morales <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 7:29 PM
Reply-To: Alex Morales <aminla3@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Alex Morales
aminla3@gmail.com
13346 Valley Vista Blvd
Sherman Oaks, CA 91423

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Flo Selfman <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 7:45 PM
Reply-To: Flo Selfman <floself@aol.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Flo Selfman
floself@aol.com
1477 S Canfield Ave Apt 201
Los Angeles, CA 90035-3242

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Sue POOLE <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 8:14 PM
Reply-To: Sue POOLE <poole969@yahoo.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Sue POOLE
poole969@yahoo.com
2468 Palisades Drive #103
Corona, CA 92882

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Maureen McGee <advocacy@laconservancy.org> Wed, Nov 12, 2025 at 10:34 PM
Reply-To: Maureen McGee <milder.mcgee@verizon.net>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Maureen McGee
milder.mcgee@verizon.net
3821 Aloha Street
Los Angeles, CA 90027

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Robert Nichols <advocacy@laconservancy.org> Thu, Nov 13, 2025 at 1:04 AM
Reply-To: Robert Nichols <rvn2@me.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Robert Nichols
rvn2@me.com
3769 Arbolada Rd
Los Angeles, CA 90027

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

John Sherwood <advocacy@laconservancy.org> Thu, Nov 13, 2025 at 7:50 AM
Reply-To: John Sherwood <jsherwd@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

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

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Amy Dugan <advocacy@laconservancy.org> Thu, Nov 13, 2025 at 8:40 AM
Reply-To: Amy Dugan <amy@onlinebizacademy.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Amy Dugan
amy@onlinebizacademy.com
30 5th Ct
Hermosa Beach, CA 90254

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Dona van Bloemen <advocacy@laconservancy.org> Thu, Nov 13, 2025 at 9:45 AM
Reply-To: Dona van Bloemen <dvbloemen15@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Thank you for your attention to my letter. I look forward to your earliest reply.

Dona van Bloemen
dvbloemen15@gmail.com
3100 Neilson Way
Santa Monica, CA 90405

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Toni Livingston <advocacy@laconservancy.org> Thu, Nov 13, 2025 at 10:48 AM
Reply-To: Toni Livingston <tonialivingston@roadrunner.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Toni Livingston
tonialivingston@roadrunner.com
3229 Orilla Ave
Los Angeles, CA 90065

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

richard waltzer <advocacy@laconservancy.org> Thu, Nov 13, 2025 at 11:48 AM
Reply-To: richard waltzer <richardwaltzer@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

richard waltzer
richardwaltzer@gmail.com
201 chautauqua bkvd
pacific palisades , CA 90272

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Carron Leon <advocacy@laconservancy.org> Thu, Nov 13, 2025 at 12:56 PM
Reply-To: Carron Leon <carron.leon@outlook.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Carron Leon
carron.leon@outlook.com
203 N Almont Drive
Beverly Hills, CA 90211

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Jay Ross <advocacy@laconservancy.org> Thu, Nov 13, 2025 at 1:11 PM
Reply-To: Jay Ross <ross_jay@hotmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I support the LA Conservancy.

Housing can be built on non-historic sites, there are plenty of rundown old stores on Wilshire, Santa Monica, Olympic, Pico, etc. where you can tear down junky buildings.
Save the good buildings like this so we can remember and learn from our history.

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Jay Ross
ross_jay@hotmail.com

West Los Angeles, CA 90064

Veronica Lopez <veronica.lopez@lacity.org>

Save the Barry Bldg HCM!!!

1 message

robinmurez <robinmurez@gmail.com> Thu, Nov 13, 2025 at 1:12 PM
To: dina.elkinawy@lacity.org, veronica.lopez@lacity.org
Cc: Lambert Giessinger <lambert.giessinger@lacity.org>

Dear Commissioners,

Please forward my email to the Board of Building Safety Commissioners

and to

All who have a voice in the preservation vs demolition of the Barry Building HCM

As a native Angeleno and longtime resident of Brentwood, i strongly support the appeal to stop the demolition of the historic Barry Building in Brentwood.

I collaborated on the HCM of our Venice Lifeguard Station. Despite that being an irreplaceable example of mid century industrial architecture with important cultural history, the City has not enforced the maintenance terms in its lease to the County and would have let it be demolished.

There too, the building, still, risks demolition by neglect. That is unconscionable.

HCM's must be preserved. They are icons of Los Angeles' cultural history and identity.

The Barry Building can be retrofitted.

To allow it to be demolished is a failure of conscious and a sign of civic moral decay, and perhaps the greed that destroys the fabric of society.

I urge you to support the appeal and to do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Sincerely,
Robin Murez
Robin@robinmurez.com
310 709-7826

Sent via the Samsung Galaxy S23 Ultra 5G, an AT&T 5G smartphone

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Barbara Metzenbaum <advocacy@laconservancy.org> Thu, Nov 13, 2025 at 1:22 PM
Reply-To: Barbara Metzenbaum <bmetzenbaum@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Barbara Metzenbaum
bmetzenbaum@gmail.com
633 Greenleaf Canyon Road
Topanga, CA 90290-4108

Douglas Emmett Management, LLC
1299 Ocean Avenue, Suite 1000, Santa Monica, California 90401
Telephone 310.255.7700 Facsimile 310.255.7702

November 13, 2025

VIA EMAIL

Board of Building and Safety Commissioners (ladbs_commissionoffice@lacity.org)
Los Angeles Department of Building and Safety
201 North Figueroa Street, Room 900
Los Angeles, CA 90012 US

Ms. Veronica Lopez (veronica.lopez@lacity.org)
Board Secretary
Board of Building and Safety Commissioners
210 North Figueroa Street, Suite 1030
Los Angeles, CA 90012

Re: Douglas Emmett Support of Barry Building Demolition
11973-11975 San Vicente Blvd., Los Angeles, CA 90049

Dear Board of Building and Safety Commissioners and Board Secretary Lopez,

On behalf of Douglas Emmett, I am writing to express our strong support for the demolition of the Barry Building. Douglas Emmett affiliates own and operate buildings next to the subject property, across the street, and down the length of San Vicente as well as apartment buildings in that community. We have been very active in the area working to improve our neighborhood.

The Barry building is a horrible blight on the community. The vacant building attracts rodents, is unsafe, and is a magnet for drugs, crime, and homeless encampments.

The demolition of this building is imperative and it would create an opportunity for future development that could invigorate Brentwood's commercial district. Douglas Emmett stands in firm support of the demolition of the Barry Building and respectfully requests the Commission uphold the earlier decision of LADBS to allow the building's demolition.

Sincerely,

Michele Aronson
Executive Vice President, Douglas Emmett Management, LLC

cc: Craig Bullock, CD11 (Craig.Bullock@lacity.org)

Veronica Lopez <veronica.lopez@lacity.org>

Barry Building on San Vicente Blvd.

1 message

Jason Kleinman <jbkleinman@gmail.com> Tue, Nov 11, 2025 at 11:24 AM
To: ladbs_commissionoffice@lacity.org, info@brentwoodhomeowners.com, info@brenwoodcommunitycouncil.org, "craig.bullock@lacity.org" <craig.bullock@lacity.org>, "veronica.lopez@lacity.org" <veronica.lopez@lacity.org>

Dear Commissioners:

We don't need to reinvent the wheel or speculate about possibilities. We've already seen how the Palisades Village development has benefited its community and proven what thoughtful planning can achieve.

The so-called "historic" designation of the Barry Building was a transparent NIMBY tactic used by a small group of homeowners to block progress. The result has been a decade of neglected, unsightly property that serves no one.

I've lived in Brentwood for 10+ years and walk San Vicente regularly with my 4 young children. This is my community—where my family and friends live—and we deserve a voice in shaping its future for the better. Therefore I support demolition of the Barry Building to help our community.

Thank you for your time and consideration.

Jason Kleinman
241 N Bowling Green Way
Los Angeles, CA 90049
818-448-4690
--

Veronica Lopez <veronica.lopez@lacity.org>

Support for the Demolition of the Barry Building (11973-11975 San Vicente Boulevard)

1 message

Rodney Liber <rodneyliber@gmail.com> Tue, Nov 11, 2025 at 10:52 AM
To: veronica.lopez@lacity.org
Cc: ladbs_commissionoffice@lacity.org, info@brentwoodhomeowners.com, info@brentwoodcommunitycouncil.org, Craig.Bullock@lacity.org

Dear Commissioners:

We don't need to reinvent the wheel or speculate about possibilities. We've already seen how the Palisades Village development has benefited its community and proven what thoughtful planning can achieve.

The so-called "historic" designation of the Barry Building was a transparent NIMBY tactic used by a small group of homeowners to block progress. The result has been a decade of neglected, unsightly property that serves no one.

I've lived in Brentwood for 30 years and walk San Vicente regularly. This is my community—where my family and friends live—and we deserve a voice in shaping its future for the better.

Thank you for your time and consideration.

Rodney Liber
251 N Bowling Green Way
Los Angeles, CA 90049
310.567.1000

Veronica Lopez <veronica.lopez@lacity.org>

Please proceed with demolition of the Barry Building

1 message

Rick Wesel UCLA <wesel@g.ucla.edu>
To: veronica.lopez@lacity.org, ladbs_commissionoffice@lacity.org
Cc: Ellen Wesel <Ellen.Wesel@gmail.com>

Mon, Nov 10, 2025 at 10:48 PM

Dear LADBS Commission:

I am writing to support the demolition of the Barry Building. We moved to Brentwood in 2013. At that time it seemed so unfortunate that so much prime real estate was unused and in a dilapidated state. I know it was unused for years before we moved here, and I am shocked that it has remained untouched and unimproved for the last 12 years.

What can we do to get things moving so that this prime real estate can help contribute to a vibrant Brentwood economy and a vibrant Brentwood community? Right now, this void is the darkest part of an evening walk in Brentwood. Demolition seems like a good first step to introducing a new building that can serve to revitalize Brentwood.

Warm regards,

Richard Wesel

12215 Falkirk Lane

Los Angeles, CA 90049

L.A. Officials to Decide Fate of Barry Building as Demolition Appeal Heads to Hearing

A public hearing on the proposed demolition of the historic Barry Building at 11973 San Vicente Blvd. is scheduled for **Tuesday, November 19, at 9:30 a.m.** before the **Los Angeles Board of Building and Safety Commissioners**. The meeting will take place in **Room 900 on the ninth floor of 201 N. Figueroa St., Los Angeles**.

The hearing will address an appeal challenging the Los Angeles Department of Building and Safety's earlier decision to allow demolition of the mid-century building, which city staff have deemed a safety hazard. According to LADBS, the cost of necessary upgrades exceeds the property's value, prompting the agency to recommend moving forward with demolition.

Members of the public are invited to attend and provide comments in person, though no virtual option will be available. Those wishing to share feedback in advance may email the commission at **ladbs_commissionoffice@lacity.org** or contact **Veronica Lopez** at **veronica.lopez@lacity.org**.

Community members interested in carpooling to the hearing can coordinate through the **South Brentwood Residents Association** by emailing **info@southbrentwood.org**.

Veronica Lopez <veronica.lopez@lacity.org>

Barry building demolition hearing-Nov 19th

1 message

SHELLI BRODER <shellibroder@mac.com> Mon, Nov 10, 2025 at 10:42 AM
To: veronica.lopez@lacity.org
Cc: labds_commissionoffice@lacity.org

Hello,
I am writing to voice my thoughts about the demolition permit hearing scheduled for Nov 19th. I am not able to attend, but as a Brentwood resident and homeowner for over 40 years, I would like to register my opinion. I have been in that building when it was a book store and offices oh so many years ago. As an aside, it was never, in the opinion of anyone I knew, a building of architectural significance. It was quite the contrary. And the structure itself, did not appear sound. And as it has been determined to have significant structural issues, there is no logical or objective reason to deny the demolition permit. Please approve the permit to demolish it and allow for a structure that will add to the vibrance of San Vicente in Brentwood. This street is the hub of our neighborhood. It is a wonderful community and we deserve, as do the owners of that lot, a structure that will add value to the lives of the Brentwood community. Please approve the demolition permit.
Thank you,
Shelli Broder
1655 Mandeville Cyd Rd
L.A. 90049
310-6145400

SHELLI BRODER
shellibroder@mac.com

SHELLI BRODER
Berkshire Hathaway HomeServices California Properties
11677 San Vicente Blvd. #307
Los Angeles, Ca 90049
Mobile: 310-614 5400
Fax: 207-5477
Office: 310-207 0700
shellibroder@bhhscal.com
shellibroder@mac.com
DRE:#01132623

Veronica Lopez <veronica.lopez@lacity.org>

Barry Building Demolition - Local Resident Comment

1 message

Cory Gitt <corygitt@gmail.com> Sun, Nov 9, 2025 at 5:44 PM
To: veronica.lopez@lacity.org, ladbs_commissionoffice@lacity.org, Craig.Bullock@lacity.org
Cc: info@southbrentwood.org

All - I'm writing in regard to the proposed demolition of the Barry Building in Brentwood. I'm a resident of Brentwood who owns and lives in a condo (11847 Gorham Avenue) 2 blocks from the Barry Building. I've lived in Brentwood for 6 years and for all that time the Barry Building has been an eyesore and has provided no value to the neighborhood and its residents. I attended a Brentwood land use meeting ~16 years ago—16 YEARS AGO—at which the Barry Building owner applied for approval, I believe, to demolish the building and construct apartments over retail. Ultimately, the City designated the building some sort of historical status, I believe. Since that time, nothing has happened with the site. Instead of being replaced by a building that could provide housing and retail to LA and Brentwood residents, it's sat vacant. I agree that we should attempt to preserve buildings of historical and aesthetic value. But when doing so creates a decade plus blight, then perhaps that's not the right choice. I believe the Barry Building's owner has substantial financial means and so he can afford to let the building sit vacant. And he has demonstrated that by waiting ~16 years. The time has come for the City to pursue an option or negotiation that will allow the site to be developed into a more productive use that can help address the City's housing issue, can provide retail amenities to nearby residents, and can improve the beauty of San Vicente Boulevard. I support the demolition of the Barry Building. Thank you.

Cory Gitt
corygitt@gmail.com
C: 949.244.9709

Veronica Lopez <veronica.lopez@lacity.org>

Please allow the demolition of the Barry Building on San Vicente Boulevard

1 message

Ellen Wesel <advocacy@laconservancy.org> Thu, Nov 6, 2025 at 9:34 AM
Reply-To: Ellen Wesel <Ellen.Wesel@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support to demolish the Barry Building, a terrible eyesore on San Vicente Boulevard. We have been suffering from walking daily by a huge, dark, empty lot and rundown, dilapidated buildings in prime Brentwood for well over a decade.

I urge you to support the immediate demolition and do everything in your power to allow for an attractive addition to Brentwood.

Ellen Wesel
Ellen.Wesel@gmail.com

CA

Veronica Lopez <veronica.lopez@lacity.org>

Barry Building

1 message

Stacey Olliff <solliff@gmail.com> Mon, Nov 3, 2025 at 10:44 AM
To: councilmember.park@lacity.org, veronica.lopez@lacity.org

Please let them proceed with the demolition. The building has been sitting there behind a chain link security fence for many years as an eyesore for the community.

Like many older residents, I have some nostalgia for Dutton's Bookstore that occupied part of the building for 20 years, but otherwise it is really nothing to write home about. It was the bookstore that was special, not really the building itself.

I think the drama around the building's historical designation was prompted by the architect's daughter and by local neighbors' opposition to Charlie Munger's small-retail-mall development plan a decade ago, which in my view would have been a major community asset and gathering spot, but was shot down.

I live 3 blocks away and often walk past the blighted area around the building, and I would like to see something decent built there, even if it's just an office or apartment building with a courtyard and retail & restaurants on the ground floor like The Yard. The time has come to move forward.

Regards,

Stacey Olliff
220 Oceano Dr, Los Angeles, CA 90049

san vicente
business association

November 12, 2025

VIA EMAIL

Board of Building and Safety Commissioners (ladbs_commissionoffice@lacity.org)
Los Angeles Department of Building and Safety
201 North Figueroa Street, Room 900
Los Angeles, CA 90012 US

Ms. Veronica Lopez (veronica.lopez@lacity.org)
Board Secretary
Board of Building and Safety Commissioners
210 North Figueroa Street, Suite 1030
Los Angeles, CA 90012

Re: Barry Building Demolition 11973-11975 San Vicente Blvd.

Dear Board of Building and Safety Commissioners and Board Secretary Lopez,

On behalf of the San Vicente Business Association ("SVBA"), I am writing to express SVBA's strong support of the demolition of the Barry Building.

The San Vicente Business Association represents small and large businesses as well as other professionals within Brentwood. Our vision is a thriving Brentwood business community with a mission to support policies that enable prosperous, safe and clean commercial districts within Brentwood.

The Barry Building, a vacant and seismically unstable building, is not good for Brentwood and its business community. It is structurally deficient, does not meet the City's minimum seismic safety standards and poses a clear risk to public safety. The deteriorating building continues to be a magnet for vandalism, trespassing and other public safety concerns. The demolition and replacement of the building would allow for the thoughtful redevelopment of the property and enhancement of Brentwood's primary commercial corridor.

SVBA stands in firm support of the demolition of the Barry Building and urges the Commission to support the continued reinvigoration of the Brentwood commercial district by upholding the City's prior decision and approving the demolition permit.

Thank you.

Sincerely,

Michele Aronson
Representative, San Vicente Business Association / BCC Representative for the SV Business District

cc: Craig Bullock, CD11 (Craig.Bullock@lacity.org)

Veronica Lopez <veronica.lopez@lacity.org>

Barry Building

1 message

James Psomas <jamesjpsomas@gmail.com> Wed, Nov 12, 2025 at 11:17 PM
To: ladbs_commissionoffice@lacity.org

Hi,

Please demolish the building. It's an eye sore. There's really nothing historic or interesting enough about the building to warrant its protection.

Best,
James

Building and Safety Commission

Board File No. 250851 - Support Comments for 11973 San Vicente Boulevard Project (Demolition of the Barry Building)

This summary page accompanies 42 letters of support and 39 supporter cards collected through community outreach for the 11973 San Vicente Boulevard prcject, reflecting widespread support for the demolition and related safety improvements.

"The South Brentwood Residents Association once again reaffirms our strong support for the demolition of the Barry Building. SBRA has previously submitted letters of support in 2012, 2013, 2023, and 2024…South Brentwood residents have advocated for the building's removal for almost 15 years…Throughout the years, our residents have consistently voiced their desire to see this building removed and new, community-focused retail developed in its place…The time has come to move forward. SBRA respectfully urges the Los Angeles Department of Building and Safety to approve demolition of the Barry Building so that this section of San Vicente can be reactivated after years of public discussion." **– Lauren Cole, President, South Brentwood Residents Association**

"All residents of Brentwood and the greater Westside deserve a safer and more beautiful environment…Demolition of the Barry Building is both a necessary and responsible course of action. It will allow the property owner to comply with City safety requirements, remove an unsafe and unproductive structure, and create an opportunity for future investment that can once again contribute positively to the neighborhood." –**Tom Safran, 30-year Brentwood resident & Chairman of Thomas Safran & Associates**

"The demolition of the Barry Building creates a blank canvas for a new opportunity and a future development which has the potential to invigorate San Vicente Blvd.'s commercial district. The Chamber stands in firm support of the demolition of the Barry Building." – **Michele Aronson, Director of the Brentwood San Vicente Chamber of Commerce**

"While it is understandable that some may have sentimental attachments to the building or wish to preserve its historical significance, we must prioritize safety above all else. The potential consequences of not taking action could be catastrophic, and we cannot afford to take that risk." – **Susan Winick, Brentwood resident**

"As an engineer who previously worked for the City of Los Angeles, I am deeply concerned that a seismically unstable building on San Vicente, a main pedestrian thoroughfare, could be severely damaged and cause human injury…I support the safe demolition of the Barry Building" – **Hamed Sandoghdar, Brentwood resident**

"The vacant and seismically unstable Barry Building is not good for business or the Brentwood community. As a Brentwood realtor, I would like to see something go there that is good for the Brentwood and its residents**." – Anne Russell, Brentwood realtor**

"We must prioritize safety over nostalgia. It is time to look to the future and embrace change, and the demolition of the Barry Building is a necessary step in that direction." – **Irina Berchick, Brentwood resident**

SOUTH BRENTWOOD RESIDENTS ASSOCIATION
EST 1973
149 South Barrington Ave. #194
Los Angeles, California 90049
www.southbrentwood.org

November 12, 2025

VIA EMAIL

The Board of Bureau and Safety Commissioners, attn: Veronica Lopez, Board Secretary (veronica.lopez@lacity.org)

Los Angeles Department of Building and Safety Commission Office (ladbs_commissionoffice@lacity.org)

RE: South Brentwood Residents Association SUPPORT for Demolition of the Barry Building, 11973- 11975 San Vicente Boulevard, Los Angeles, California 90049
Case No. ENV-2019-6645-EIR

Dear Commissioners:

I am writing on behalf of the Board and members of the South Brentwood Residents Association ("SBRA"), which has represented the South Brentwood community since 1975. SBRA serves approximately 18,000 homeowners and renters residing south of San Vicente Blvd., north of Wilshire Blvd., east of Centinela Ave., and west of Federal Ave., and all households in multi-family residences throughout Brentwood.

The South Brentwood Residents Association once again reaffirms our strong support for the demolition of the Barry Building. SBRA has previously submitted letters of support in 2012, 2013, 2023, and 2024. South Brentwood is a densely populated, walkable neighborhood, yet this significant section of San Vicente Blvd. has remained vacant for over a decade. The well-known Dutton's Bookstore closed more than 17 years ago, in April 2008, and most current residents have no memory of it.

This building is a safety hazard:

- The building's prolonged vacancy has attracted repeated incidents of trespassing, vandalism, and theft, including the stripping of copper wire. This creates a hazardous environment and risks further property damage to neighboring homes and businesses.

- Given Brentwood's proximity to high-fire areas such as Pacific Palisades, the presence of unused structures increases the risk of similar potentially catastrophic fires due to unauthorized entry. That Brentwood has many homeless individuals increases that risk.

- The Barry Building's soft-story structure, dating to 1951, poses substantial seismic risks. Its potential collapse in an earthquake could endanger pedestrians and adjacent properties.

- Crime—including a recent murder and assault on San Vicente Blvd.—demonstrates that empty properties risk further endangering pedestrian safety.

As determined by both the applicants and LADBS staff, the costs associated with upgrading this nearly 75-year-old structure far exceed the property's value.

South Brentwood residents have advocated for the building's removal for almost 15 years. In May 2012, SBRA surveyed members regarding the existing building and the proposed Green Hollow Square project; over 50 community members submitted comments, which were forwarded to the LA City Planning Department:

> *"Yes, I do like the idea of having new restaurants and shops at this location. There are very few shops and restaurants at this end of San Vicente Blvd."*
>
> *"While I appreciate the architectural significance of the original Barry Building, I believe that the land and community would be better served with the proposed redevelopment that Mr. Munger has been working on."*
>
> *"Yes, love it. I want every opportunity to walk instead of drive in Brentwood. I would drive less if GHS was a reality."*
>
> *"The historical significance of the Barry Building would be better served as a discourse in a college course in architectural history rather than an eyesore to our beautiful Brentwood streets. This postWWII modernism style was used for more cost-saving measures than architectural beauty in my opinion."*
>
> *"The Barry Building is simply a tired example of what can be done with cheap materials and minimal design."*
>
> *"The property should be utilized to its fullest extent and not just by having an old building preserved."*

"I'm a big supporter of preserving our history but I feel the new building and what it will offer economically to Brentwood is needed on San Vicente."

"It doesn't need to be preserved; it's served its purpose and is outdated. It looked like an abandoned building in 1988 when I moved to Brentwood, and it looks like an abandoned building today."

"This building is aged and needs to be brought up to standard/code, especially in line with the ADA. This will cost millions and take many years, depriving Brentwood of a new destination. I have had to be carried/helped up the stairs many times."

"It would save the decaying business climate on San Vicente from entering a stage of urban blight."

"I think it is needed on San Vicente. There are few small neighborhood shops nearby (except at Brentwood Gardens or in Brentwood Village). We need clothing and jewelry shops, hair salons, and most of all, a few more restaurants of various kinds. I would like to see GHS become part of Brentwood's shopping and dining experience."

"I love that it will create a gathering place and that it will clean up a large portion of San Vicente, which in my opinion is blighted. Like the pedestrian orientation of the project, and that the scale of the project fits the neighborhood."

"I think it would be a nice addition to Brentwood. I would love to have extra value added to our condo with the development. As a place that has many young families it would be nice to have a spot to walk to with the kids where they can play."

This situation is not an abstract debate about whether Los Angeles should preserve older buildings at any cost. For South Brentwood residents, it is an ongoing, tangible issue: rather than a vibrant commercial district along this section of San Vicente, we have endured more than a decade of three prominent parcels sitting empty behind chain-link fences, dominated by a neglected, derelict building.

Throughout the years, our residents have consistently voiced their desire to see this building removed and new, community-focused retail developed in its place. At the September 2024 Cultural Heritage Commission hearing, numerous community members took time from their schedules to participate in the hybrid meeting, and many others submitted letters strongly supporting the building's demolition:

"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]t'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."

"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 neighborhood."

"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."

"My wife and I go for regular walks in the neighborhood and often on San Vicente. Every time we walk by this property we shake our heads in amazement that it has been sitting for so long with no progress. In our opinions, it should've been demolished long ago and there should have been a new building serving the community in its place. Instead, this beautiful street in this beautiful community has a very large, very visible and very valuable piece of land that looks like nobody cares about. It looks like an abandoned building and empty lot that would be in the middle of Detroit 20 years ago. It is an absolute embarrassment and reflection of zero progress, among all the other issues it represents. I urge you and anyone else involved to work with the owner of the property and allow it to become something the community can enjoy and be proud of."

"I agree that we should attempt to preserve buildings of historical and aesthetic value. But when doing so creates a decade plus blight, then perhaps that's not the right choice."

"The portion of Brentwood where the Barry building is located is adjacent to an affordable condominium district filled with many young couples and families who enjoy the walkability. I am not aware of any long-term residents who have nostalgic or emotional ties to the building... This building has been an eyesore/scar in our community for as long as I have lived here... Preventing the Barry Building removal has been harmful to the community and frustrating to us residents who have chosen to make this area home."

"As residents of Brentwood for 58 years (and aficionados of architecture), my husband and I have long viewed the Barry Building as an eyesore on the main street and heart of Brentwood and now a magnet for vandalism and an impediment to the potential for enhancing San Vicente Boulevard for the benefit of the residents and visitors."

"While I certain support saving "historic" structures where the structure is truly historic and it is possible to preserve it and use the structure in an economically efficient manner, the Barry building was never "historic" or notable or remotely worth preserving. It was a ramshackle structure even when I moved into the neighborhood in 1978. I thought it should have been torn down and something useful done with the property more than 20 years ago."

"We walk by this vacant building and related garbage and weed-filled lot often, and look forward to seeing something more fitting for our Brentwood community in the near term. Please demolish it before it and surrounding areas are destroyed by something like the fire in the Radio building on Bundy Drive!"

"There is really nothing special about this building. Look at any ugly apartment building from the 50's and 60's and they look similar. The majority of people WHO LIVE HERE want it torn down and replaced. I too am sensitive to preserving Los Angeles history, but listening to people talk about the building like it's an architectural gem that needs restoring is ridiculous. Duttons was the only reason to keep the building. That was the ONLY reason people were upset about the building and thanks to Amazon, not Munger, not development, that ship sailed long ago."

The time has come to move forward. SBRA respectfully urges the Los Angeles Department of Building and Safety to approve demolition of the Barry Building so that this section of San Vicente can be reactivated after years of public discussion. Removal of this vacant, unsafe, and blighted structure will allow this block to become a vibrant, welcoming corridor once again.

Thank you for your attention to this critical matter and for your ongoing support of our community's needs.

Sincerely,

Lauren Cole
President, South Brentwood Residents Association

Cc: Craig Bullock (Craig.Bullock@lacity.org), Planning Director, Council District 11
Traci Park, Councilwoman, Los Angeles Council District 11 (traci.park@lacity.org)
Carolyn LoBuglio, Chair, Brentwood Community Council ()

THOMAS SAFRAN & ASSOCIATES

October 23, 2025

Los Angeles Building and Safety Commission
201 N. Figueroa Street, Room 900
Los Angeles, CA 90012

cc: Veronica Lopez - Department of Building & Safety, City of Los Angeles veronica.lopez@lacity.org
LADBS Commission Office ladbs_commissionoffice@lacity.org

Re: Support for the Demolition of the Barry Building (11973–11975 San Vicente Boulevard)

Dear Commissioners,

I submitted my first letter in support of the demolition of the Barry Building in March 2023, and I write now to supplement that statement.

I have lived and worked within a block of this building for over 30 years and have spent my entire 50+ year career developing land throughout Los Angeles to enhance our city's beauty and provide safe, high-quality housing for fellow Angelenos. My company - headquartered on San Vicente Boulevard - was founded on the belief that thoughtful development can both improve lives and strengthen our communities.

In addition to my professional commitment, this area is deeply personal to me. I raised my family within a block of this building, and now have grandchildren growing up here. I also served for 15 years on the San Vicente Architectural Review Board, dedicating that time to preserving and enhancing the character and beauty of this neighborhood.

All residents of Brentwood and the greater Westside deserve a safer and more beautiful environment, and I strongly believe that the demolition of the Barry Building is an essential step toward that goal. I remain in full support of its removal and the thoughtful redevelopment of this site.

Further, and on a serious public-safety front, the Barry Building has been identified by the City of Los Angeles as structurally deficient and is subject to the City's Soft Story Retrofit Ordinance. As such, it does not meet the City's minimum seismic safety standards and poses a clear risk to public safety. The building's continued deterioration leaves it increasingly vulnerable to seismic damage and creates potential liability for the surrounding community.

In addition to its structural deficiencies, the Barry Building has remained vacant for many years and now stands as both a visual and physical blight along San Vicente Boulevard. Broken windows, rotting wood, and significant deterioration have made it a magnet for vandalism, trespassing, and other public safety concerns - detracting from the vitality of Brentwood's primary commercial corridor.

11811 SAN VICENTE BLVD. LOS ANGELES, CA 90049-5063 TEL (310) 820-4888 FAX (310) 207-6986

Demolition of the Barry Building is both a necessary and responsible course of action. It will allow the property owner to comply with City safety requirements, remove an unsafe and unproductive structure, and create an opportunity for future reinvestment that can once again contribute positively to the neighborhood.

For these reasons, I respectfully urge the Commission to approve the demolition permit for the Barry Building.

Sincerely,

Thomas Safran

Thomas Safran & Associates

11811 SAN VICENTE BLVD. LOS ANGELES, CA 90049-5063 TEL (310) 820-4888 FAX (310) 207-6986

South Brentwood Residents Association
149 South Barrington Ave. #194
Los Angeles, California 90049
www.southbrentwood.org

October 10, 2024

VIA EMAIL

Osama Younan, General Manager of Los Angeles Department of Building and Safety ("LADBS") Osama.younan@lacity.org

RE: South Brentwood Residents Association SUPPORT for Demolition of the Barry Building, 11973- 11975 San Vicente Boulevard, Los Angeles, California 90049
Case No. ENV-2019-6645-EIR

I am writing on behalf of the Board and members of the South Brentwood Residents Association ("SBRA"), which represents approximately 18,000 homeowners and renters who reside in the area south of San Vicente Blvd., north of Wilshire Blvd., east of Centinela Ave. and west of Federal Ave., including all residents living in multi-family dwellings throughout the entire Brentwood community. The Barry Building lies within our coverage area.

SBRA has been the residents group representing South Brentwood since 1975 --- nearly 50 years. Our residents have all chosen to live in a walkable area with a lot of amenities. All of our members live within walking distance of San Vicente Blvd. and regularly patronize its retail, restaurants, and markets. SBRA was a strong supporter of the Green Hollow Square development that was proposed to be built on the site of the Barry Building back in 2011-12. Even at that time, the Barry building was "tired" and we heard a lot about how it was not ADA compliant and couldn't be brought up to code cost effectively. The developer agreed to incorporate elements of the Barry building into the final project to respect its historic status, but still this project did not happen.

Fast forward 12 years later, and nothing has changed other than the building has now become a safety hazard and public nuisance on top of being a dilapidated building that our residents walk and drive by every day:

- With the rise in unhoused people in the years since 2011-12, we have constant concerns that someone will break into the property to get a place to stay for the night and start a fire that spreads to other businesses and homes.

- The building is subject to vandalism. It has already had its copper wire stripped. Crime is a big concern in Brentwood and this building in its current state attracts loiterers and people who want to cause further damage.

- As a soft story building, any size earthquake could easily topple the building, potentially injuring people near the building and damaging nearby businesses. Our understanding is that the cost to update the building for compliance with the Soft Story Retrofit Program would exceed the value of the building which is not an economically reasonable request by the City. And retrofitting seems unlikely to resolve all of the ADA compliance issues that were discussed back in 2011-12.

While we respect the work that the LA Cultural Heritage Commission does, in this instance the Commission should not be allowed to continue to hold the community hostage in an endless stalemate, especially when public safety is at stake. Twelve years is long enough. The Commission made it clear at its September 5, 2024 hearing to review the requested demolition that they considered any requests by the community to be insignificant as compared to their purely-on-principle argument of "We don't ever want to change a historic designation once it's made."

- I attended the hearing in person and asked to be allowed to speak for an extra minute to go through the full set of community concerns. I pointed out that we are the group that has represented South Brentwood for 50 years and was told no, I could have only 1 minute of public comment, the same as people who don't live anywhere near San Vicente, even thought neighborhood groups at other hearings I've attended are always allotted extra time.

- Many South Brentwood community members attended the hearing and the vast majority of them requested that the historic designation be lifted so that a new project be built. The handful who asked for the building to remain historic did not live within walking distance from San Vicente, with perhaps one or two exceptions.

- Representatives from our Council Office spoke and said that they had reached an agreement with the property owner that any future project would incorporate elements of the architecture into a project to recognize its historic status. This was dismissed as well.

- I pointed out that the neighborhood's requests 20+ years ago to designate the building as culturally significant were in large part an unsuccessful attempt to save the independent bookstore Dutton's that ended up shutting down anyway, along with all of the other independent bookstores that didn't survive the Internet. This comment was ignored. Several people who spoke mentioned that no one who has moved to Brentwood in the past 20 years has any idea what Dutton's was and doesn't see why this should be cited as a reason for the building to be designated historic. Their comments were ignored.

SBRA strongly requests that the Los Angeles Department of Building and Safety approve the demolition of the Barry Building so that we can finally move forward after over a decade of living with a dangerous, unsightly, shuttered building in the middle of San Vicente. In particular, SBRA asks the Department of Building and Safety to:

a) Certify the Environmental Impact Report (ENV-2019-6645-EIR) calling for the demolition of the Barry Building.
b) Adopt a Statement of Overriding Considerations (SOC) to allow for the demolition of this building.
c) Issue the permit for demolition of this building.

We are asking to have the property cleared so that we can work with a future developer to give input into a project that will benefit the community instead of detract from it.

We very appreciate LADBS considering our request as part of its overall review of the safety issues surrounding the building's current situation and the realistic cost to do anything other than demolish it.

Thank you for your consideration and support for this review.

Sincerely,

Lauren Cole
President, South Brentwood Residents Association

Cc:

Traci Park, Councilwoman, Los Angeles Council District 11 (traci.park@lacity.org)
Jeff Khau, CD11 Planning Deputy (jeff.khau@lacity.org)
Sean Silva, CD11 Planning Liaison (sean.silva@lacity.org)
Carolyn Jordan, Chair, Brentwood Community Council (cjordan@glaserweil.com)

BRENTWOOD SAN VICENTE
CHAMBER OF COMMERCE
chamber90049.org

March 27, 2023

James Harris
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
E-mail: james.harris@lacity.org

Re: Brentwood San Vicente Chamber of Commerce Support of Barry Building demolition

Dear Mr. Harris,

On behalf of the Brentwood San Vicente Chamber of Commerce, I am writing to express the Chamber's strong support of the demolition of the Barry Building.

The Brentwood San Vicente Chamber of Commerce represents for-profit businesses, professionals and cultural institutions within Brentwood. Our vision is a thriving Brentwood business community with a mission to support policies that enable prosperous, safe, clean and beautiful commercial districts within Brentwood.

The Barry Building, a vacant and seismically unstable building, is not good for Brentwood and Brentwood's business community. The fenced building is a magnet for vandalism and homelessness and is a nuisance to the commercial businesses on San Vicente Blvd. The risk of collapse due to an earthquake is also dangerous for its neighboring businesses. The Barry Building is unprosperous, unsafe, and unclean.

This demolition of the Barry Building creates a blank canvass for a new opportunity and a future development which has the potential to invigorate San Vicente Blvd.'s commercial district. The Chamber stands in firm support of the demolition of the Barry Building.

Please contact Michele Aronson with any questions at (310) 255-7708 or maronson@douglasemmett.com

Sincerely,

Michele Aronson
Director, Brentwood San Vicente Chamber of Commerce



February 13, 2023

City Planning Commission
cpc@lacity.org

Dear City Planning Commission,

We are writing to you regarding the Barry Building at 11973 San Vicente Blvd, case number ENV-2019-6645-EIR. We support the demolition of the long vacant property and its redevelopment into rental properties. The greater Los Angeles region is facing a severe housing shortage, particularly affordable housing. Creating new housing in this neighborhood, in a high opportunity area, will help to reduce issues of gentrification and displacement. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part.

The property is in an excellent location to develop housing. Situated in a highly walkable neighborhood with many restaurants, shops, and schools, the property is also close to UCLA, a major employment center. New housing will benefit Brentwood and the surrounding area far more than an empty office building, and we urge your support for the demolition of the Barry Building.

Best Regards,

Leonora Camner
Leonora Camner
AHLA Executive Director

Jaime Del Rio
Jaime Del Rio
AHLA Field Organizer

Tami Kagan-Abrams
Tami Kagan-Abrams
AHLA Project Director

Veronica Lopez <veronica.lopez@lacity.org>

Support for the Demolition of the Barry Building (11973-11975 San Vicente Boulevard)

1 message

Rodney Liber <rodneyliber@gmail.com> Tue, Nov 11, 2025 at 10:52 AM
To: veronica.lopez@lacity.org
Cc: ladbs_commissionoffice@lacity.org, info@brentwoodhomeowners.com, info@brentwoodcommunitycouncil.org, Craig.Bullock@lacity.org

Dear Commissioners:

We don't need to reinvent the wheel or speculate about possibilities. We've already seen how the Palisades Village development has benefited its community and proven what thoughtful planning can achieve.

The so-called "historic" designation of the Barry Building was a transparent NIMBY tactic used by a small group of homeowners to block progress. The result has been a decade of neglected, unsightly property that serves no one.

I've lived in Brentwood for 30 years and walk San Vicente regularly. This is my community—where my family and friends live—and we deserve a voice in shaping its future for the better.

Thank you for your time and consideration.

Rodney Liber
251 N Bowling Green Way
Los Angeles, CA 90049
310.567.1000

Veronica Lopez <veronica.lopez@lacity.org>

Barry building demolition hearing-Nov 19th

1 message

SHELLI BRODER <shellibroder@mac.com> Mon, Nov 10, 2025 at 10:42 AM
To: veronica.lopez@lacity.org
Cc: labds_commissionoffice@lacity.org

Hello,
I am writing to voice my thoughts about the demolition permit hearing scheduled for Nov 19th. I am not able to attend, but as a Brentwood resident and homeowner for over 40 years, I would like to register my opinion. I have been in that building when it was a book store and offices oh so many years ago. As an aside, it was never, in the opinion of anyone I knew, a building of architectural significance. It was quite the contrary. And the structure itself, did not appear sound. And as it has been determined to have significant structural issues, there is no logical or objective reason to deny the demolition permit. Please approve the permit to demolish it and allow for a structure that will add to the vibrance of San Vicente in Brentwood. This street is the hub of our neighborhood. It is a wonderful community and we deserve, as do the owners of that lot, a structure that will add value to the lives of the Brentwood community. Please approve the demolition permit.
Thank you,
Shelli Broder
1655 Mandeville Cyd Rd
L.A. 90049
310-6145400

SHELLI BRODER
shellibroder@mac.com

SHELLI BRODER
Berkshire Hathaway HomeServices California Properties
11677 San Vicente Blvd. #307
Los Angeles, Ca 90049
Mobile: 310-614 5400
Fax: 207-5477
Office: 310-207 0700
shellibroder@bhhscal.com
shellibroder@mac.com
DRE:#01132623

Veronica Lopez <veronica.lopez@lacity.org>

Please proceed with demolition of the Barry Building

1 message

Rick Wesel UCLA <wesel@g.ucla.edu> Mon, Nov 10, 2025 at 10:48 PM
To: veronica.lopez@lacity.org, ladbs_commissionoffice@lacity.org
Cc: Ellen Wesel <Ellen.Wesel@gmail.com>

Dear LADBS Commission:

I am writing to support the demolition of the Barry Building. We moved to Brentwood in 2013. At that time it seemed so unfortunate that so much prime real estate was unused and in a dilapidated state. I know it was unused for years before we moved here, and I am shocked that it has remained untouched and unimproved for the last 12 years.

What can we do to get things moving so that this prime real estate can help contribute to a vibrant Brentwood economy and a vibrant Brentwood community? Right now, this void is the darkest part of an evening walk in Brentwood. Demolition seems like a good first step to introducing a new building that can serve to revitalize Brentwood.

Warm regards,

Richard Wesel

12215 Falkirk Lane

Los Angeles, CA 90049

L.A. Officials to Decide Fate of Barry Building as Demolition Appeal Heads to Hearing

A public hearing on the proposed demolition of the historic Barry Building at 11973 San Vicente Blvd. is scheduled for **Tuesday, November 19, at 9:30 a.m.** before the **Los Angeles Board of Building and Safety Commissioners**. The meeting will take place in **Room 900 on the ninth floor of 201 N. Figueroa St., Los Angeles**.

The hearing will address an appeal challenging the Los Angeles Department of Building and Safety's earlier decision to allow demolition of the mid-century building, which city staff have deemed a safety hazard. According to LADBS, the cost of necessary upgrades exceeds the property's value, prompting the agency to recommend moving forward with demolition.

Members of the public are invited to attend and provide comments in person, though no virtual option will be available. Those wishing to share feedback in advance may email the commission at **ladbs_commissionoffice@lacity.org** or contact **Veronica Lopez** at **veronica.lopez@lacity.org**.

Community members interested in carpooling to the hearing can coordinate through the **South Brentwood Residents Association** by emailing **info@southbrentwood.org**.

Veronica Lopez <veronica.lopez@lacity.org>

Barry Building on San Vicente Blvd.

1 message

Jason Kleinman <jbkleinman@gmail.com> Tue, Nov 11, 2025 at 11:24 AM
To: ladbs_commissionoffice@lacity.org, info@brentwoodhomeowners.com, info@brenwoodcommunitycouncil.org, "craig.bullock@lacity.org" <craig.bullock@lacity.org>, "veronica.lopez@lacity.org" <veronica.lopez@lacity.org>

Dear Commissioners:

We don't need to reinvent the wheel or speculate about possibilities. We've already seen how the Palisades Village development has benefited its community and proven what thoughtful planning can achieve.

The so-called "historic" designation of the Barry Building was a transparent NIMBY tactic used by a small group of homeowners to block progress. The result has been a decade of neglected, unsightly property that serves no one.

I've lived in Brentwood for 10+ years and walk San Vicente regularly with my 4 young children. This is my community—where my family and friends live—and we deserve a voice in shaping its future for the better. Therefore I support demolition of the Barry Building to help our community.

Thank you for your time and consideration.

Jason Kleinman
241 N Bowling Green Way
Los Angeles, CA 90049
818-448-4690
--

Veronica Lopez <veronica.lopez@lacity.org>

Please allow the demolition of the Barry Building on San Vicente Boulevard

1 message

Ellen Wesel <advocacy@laconservancy.org> Thu, Nov 6, 2025 at 9:34 AM
Reply-To: Ellen Wesel <Ellen.Wesel@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support to demolish the Barry Building, a terrible eyesore on San Vicente Boulevard. We have been suffering from walking daily by a huge, dark, empty lot and rundown, dilapidated buildings in prime Brentwood for well over a decade.

I urge you to support the immediate demolition and do everything in your power to allow for an attractive addition to Brentwood.

Ellen Wesel
Ellen.Wesel@gmail.com

CA

Mike Ai

From: Lauren Cole <lauren@colemediala.com>
Sent: Friday, October 11, 2024 4:13 PM
To: Mike Ai
Subject: Fwd: Barry Building Demolition - Case ENV-2019-6645-EIR

---------- Forwarded message ---------
From: **lewis.drisko@verizon.net** <lewis.drisko@verizon.net>
Date: Fri, Oct 11, 2024 at 9:57 AM
Subject: Barry Building Demolition - Case ENV-2019-6645-EIR
To: <Osama.younan@lacity.org>, traci.park@lacity.org <traci.park@lacity.org>, jeff.khau@lacity.org <jeff.khau@lacity.org>, sean.silva@lacity.org <sean.silva@lacity.org>, South Brentwood Residents Association <info@southbrentwood.org>

It's well past time to demolish this vacant set of buildings that have stood idle, dangerous and an eyesore for 12 years! The notion that this is an historical building is nonsense.

We walk by this vacant building and related garbage and weed-filled lot often, and look forward to seeing something more fitting for our Brentwood community in the near term. Please demolish it before it and surrounding areas are destroyed by something like the fire in the Radio building on Bundy Drive!

Thank you.

Bambi Drisko

609 South Bundy Drive

Los Angeles 90049

Mike Ai

From: Lauren Cole <lauren@colemediala.com>
Sent: Friday, October 11, 2024 4:15 PM
To: Mike Ai
Subject: Fwd: demolish Barry Building

---------- Forwarded message ---------
From: **Matthew Bombeck** <mattbombeck@gmail.com>
Date: Fri, Oct 11, 2024 at 10:42 AM
Subject: demolish Barry Building
To: <Osama.younan@lacity.org>
Cc: <traci.park@lacity.org>, <jeff.khau@lacity.org>, <sean.silva@lacity.org>, <info@southbrentwood.org>

Hi,

We are longtime residents of Brentwood (25 years) asking you to please allow the demolition of the Barry Building. It should have never been designated a historical building in the first place. Only because of Duttons and the "controversy" of the bookstore going under was this ever an issue. The building has been vacant for years when we could use housing, retail, etc—anything but a vacant lot that attracts crime and has been an eyesore for over a decade. For any meaningful development, it cannot be brought into earthquake appliance without a demolish. The fact that it withstood Northridge is not an adequate standard for earthquake safety.

I attended the architectural meeting re: the building. There is really nothing special about this building. Look at any ugly apartment building from the 50's and 60's and they look similar. The majority of people WHO LIVE HERE want it torn down and replaced. I too am sensitive to preserving Los Angeles history, but listening to people talk about the building like it's an architectural gem that needs restoring is ridiculous. Duttons was the only reason to keep the building. That was the ONLY reason people were upset about the building and thanks to Amazon, not Munger, not development, that ship sailed long ago.

Let's build something constructive that has some oversight from the neighborhood that will benefit the neighborhood! Maybe even a bookstore!

Thank you,

Matt Bombeck

Mike Ai

From: Lauren Cole <lauren@colemediala.com>
Sent: Friday, October 11, 2024 4:16 PM
To: Mike Ai
Subject: Fwd: Barry Building - Case #ENV-2019-6645-EIR

---------- Forwarded message ---------
From: **Ken** <kenm22@verizon.net>
Date: Fri, Oct 11, 2024 at 11:48 AM
Subject: Barry Building - Case #ENV-2019-6645-EIR
To: <Osama.younan@lacity.org>
Cc: <traci.park@lacity.org>, <jeff.khau@lacity.org>, <sean.silva@lacity.org>, <info@southbrentwood.org>

Re: **Case #ENV-2019-6645-EIR** Barry Building

Dear Mr. Younan:

My name is Ken Marks. Although I no longer live in Brentwood I have fond memories of the almost 50 years I spent on the westside, a good portion of it in Brentwood itself. I'm not that far away and I return to visit friends and attend basketball games at UCLA. I started in the 6th grade at Westwood School, went to Emerson Jr. High, walking over the hill before the Mormon Temple was even a thought and attended Uni High School when kids from the Palisades attended Uni because there was no Palisades High School. I still have many friends in Brentwood and feel a close attachment to the area despite my absence.

I have watched the community develop and participated in its development having been a member of the Brentwood Community Council for five years. I remember the Barry Building when it was in its heyday, a situation that, unfortunately, no longer exists. Of course that can be said about most anything because whether we like it or not time marches on and things do change, often by necessity.

While I appreciate the historical significance of the Barry Building it has, sadly, become an eyesore and a dangerous one at that. Among other things it is a magnet for unhoused individuals to camp out with the ever present risk of fire on a cold night. Vandalism has already reared its ugly head, the building having been stripped of its copper wire. Bringing the building up to modern code and ADA compliance is financially prohibitive. All that can happen to this once great building is for it to, putting it bluntly, sit there and rot.

Councilwoman Traci Park has already negotiated an agreement for any future development to incorporate some existing architectural elements. It's the best that can be done.

Sometimes we just have to let go and this is one of those times. The alternative is to let this building sit there as a danger and an eyesore to the community. It really is time to let go. Please.

Mike Ai

From: Lauren Cole <lauren@colemediala.com>
Sent: Saturday, October 12, 2024 10:27 PM
To: Mike Ai
Subject: Fwd: Case No. ENV-2019-6645-EIR - Local Resident Comment

---------- Forwarded message ---------
From: **Cory Gitt** <corygitt@gmail.com>
Date: Sat, Oct 12, 2024, 9:17 PM
Subject: Case No. ENV-2019-6645-EIR - Local Resident Comment
To: <Osama.younan@lacity.org>
Cc: <traci.park@lacity.org>, <jeff.khau@lacity.org>, <sean.silva@lacity.org>, South Brentwood Residents Association <info@southbrentwood.org>

Mr. Younan - I'm writing in regard to case # ENV-2019-6645-EIR. I'm a resident of Brentwood who owns and lives in a condo (11847 Gorham Avenue) 2 blocks from the Barry Building. I've lived in Brentwood for 6 years and for all that time the Barry Building has been an eyesore and has provided no value to the neighborhood and its residents. I attended a Brentwood land use meeting ~15 years ago—15 YEARS AGO—at which the Barry Building owner applied for approval, I believe, to demolish the building and construct apartments over retail. Ultimately, the City designated the building some sort of historical status, I believe. Since that time, nothing has happened with the site. Instead of being replaced by a building that could provide housing and retail to LA and Brentwood residents, it's sat vacant. I agree that we should attempt to preserve buildings of historical and aesthetic value. But when doing so creates a decade plus blight, then perhaps that's not the right choice. I believe the Barry Building's owner has substantial financial means and so he afford to let the building sit vacant. And he has demonstrated that by waiting ~15 years. The time has come for the City to pursue an option or negotiation that will allow the site to be developed into a more productive use that can help address the City's housing issue, can provide retail amenities to nearby residents, and can improve the beauty of San Vicente Boulevard. I support the demolition of the Barry Building conditioned upon the owner redeveloping it with a mixed-use project within some sort of reasonable timeframe. I do not think we should allow the building to be demolished to sit as vacant land for an indeterminate period. Thank you.

Cory Gitt
corygitt@gmail.com
C: 949.244.9709

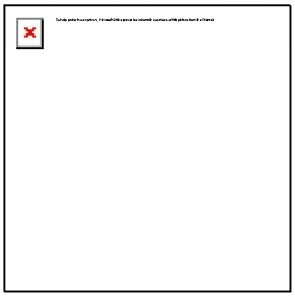
Mike Ai

From: Sean Silva <sean.silva@lacity.org>
Sent: Wednesday, October 9, 2024 8:20 AM
To: David Ellis
Cc: councilmember.park@lacity.org; Stanley Iezman; osama.younan@lacity.org; Jeff.khau@lacity.org; Mike Ai
Subject: Re: The Barry Building on San Vicente from The Friends of Westgate

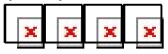
Hi David and Linda,

Thanks for your email. Confirmed received on our end.

All the best,
Sean



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 |



***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)* *

On Tue, Oct 8, 2024 at 5:59 PM David Ellis <dellis705@gmail.com> wrote:

> From neighbors of the Barry Building. "Tear it down".
> We reside within 500 feet of the building, and see it every day.
>
> Why:
>
> 1. The former owner had a creative lawyer who came up with the idea that the building should be designated as a "cultural landmark". Everyone in the area opined, "are you serious"? The building is a 1950 poorly designed building. Its ugly.
>
> 2. We see homeless people living on the property daily.
> 3. The fencing material is dangerous to passerby's.
> 4. The building is rotting, and infested
>
> The "friends of Westgate" neighbors respectively request that you
> Certify the EIR; issue the demolition permit, and seek an alternative solution. We have no financial interest, merely coming from a place

that we are proud of our neighborhood. This building is an eyesore.

Thank you for your consideration.

David and Linda Ellis
705 S. Westgate Avenue
Los Angeles 90049
310 433 4455

Mike Ai

From: Lauren Cole <lauren@colemediala.com>
Sent: Tuesday, October 15, 2024 7:33 PM
To: Mike Ai
Subject: Fw: Support for the Demolition of the Barry Building

---

From: Susan Hirsch <shhirsch@verizon.net>
Sent: Monday, October 14, 2024 9:22 AM
To: Osama.younan@lacity.org <Osama.younan@lacity.org>; traci.park@lacity.org <traci.park@lacity.org>; jeff.khau@lacity.org <jeff.khau@lacity.org>; sean.silva@lacity.org <sean.silva@lacity.org>; info@southbrentwood.org <info@southbrentwood.org>
Subject: Support for the Demolition of the Barry Building

As residents of Brentwood for 58 years (and aficionados of architecture), my husband and I have long viewed the Barry Building as an eyesore on the main street and heart of Brentwood and now a magnet for vandalism and an impediment to the potential for enhancing San Vicente Boulevard for the benefit of the residents and visitors. It is not financially feasible to bring this ugly and cheaply built example of Mid-Century Modern up to current code standards. Even if that were possible it would be unlikely to result in space that could generate enough income to be financially viable in the long run. We urge you to support demolition of this building.

Thank you,
David and Susan Hirsch

Mike Ai

From: Lauren Cole <lauren@colemediala.com>
Sent: Friday, October 11, 2024 4:10 PM
To: Mike Ai
Subject: Fwd: Case No. ENV-2019-6645-EIR

---------- Forwarded message ---------
From: **greenjack@aol.com** <greenjack@aol.com>
Date: Fri, Oct 11, 2024 at 9:07 AM
Subject: Case No. ENV-2019-6645-EIR
To: Osama.younan@lacity.org <Osama.younan@lacity.org>
Cc: traci.park@lacity.org <traci.park@lacity.org>, jeff.khau@lacity.org <jeff.khau@lacity.org>, sean.silva@lacity.org <sean.silva@lacity.org>, info@southbrentwood.org <info@southbrentwood.org>

General Manager of Los Angeles Department of Building and Safety

Hello Mr. Younan,

As a 47-year Brentwood resident (on Gretna Green Way), I support the demolition of the Barry Building at 11973 San Vicente Blvd. It's historic value is minor compared to its status as fire and earthquake hazard and as a target for vandalism and crime.

Please approve the building demolition. Let's move on!

Best Regards,
Jack [John] Godwin

With cc to:
Traci Park, Councilwoman, Los Angeles Council District 11 (traci.park@lacity.org)
Jeff Khau, CD11 Planning Deputy (jeff.khau@lacity.org)
Sean Silva, CD11 Planning Liaison (sean.silva@lacity.org)
SBRA (info@southbrentwood.org)

Mike Ai

From: Lauren Cole <lauren@colemediala.com>
Sent: Tuesday, October 15, 2024 7:43 PM
To: Mike Ai
Subject: Fw: Case No. ENV-2019-6645-EIR - Local Resident Comment

---

From: Cory Gitt <corygitt@gmail.com>
Sent: Saturday, October 12, 2024 9:16 PM
To: Osama.younan@lacity.org <Osama.younan@lacity.org>
Cc: traci.park@lacity.org <traci.park@lacity.org>; jeff.khau@lacity.org <jeff.khau@lacity.org>; sean.silva@lacity.org <sean.silva@lacity.org>; South Brentwood Residents Association <info@southbrentwood.org>
Subject: Case No. ENV-2019-6645-EIR - Local Resident Comment

Mr. Younan - I'm writing in regard to case # ENV-2019-6645-EIR. I'm a resident of Brentwood who owns and lives in a condo (11847 Gorham Avenue) 2 blocks from the Barry Building. I've lived in Brentwood for 6 years and for all that time the Barry Building has been an eyesore and has provided no value to the neighborhood and its residents. I attended a Brentwood land use meeting ~15 years ago—15 YEARS AGO—at which the Barry Building owner applied for approval, I believe, to demolish the building and construct apartments over retail. Ultimately, the City designated the building some sort of historical status, I believe. Since that time, nothing has happened with the site. Instead of being replaced by a building that could provide housing and retail to LA and Brentwood residents, it's sat vacant. I agree that we should attempt to preserve buildings of historical and aesthetic value. But when doing so creates a decade plus blight, then perhaps that's not the right choice. I believe the Barry Building's owner has substantial financial means and so he afford to let the building sit vacant. And he has demonstrated that by waiting ~15 years. The time has come for the City to pursue an option or negotiation that will allow the site to be developed into a more productive use that can help address the City's housing issue, can provide retail amenities to nearby residents, and can improve the beauty of San Vicente Boulevard. I support the demolition of the Barry Building conditioned upon the owner redeveloping it with a mixed-use project within some sort of reasonable timeframe. I do not think we should allow the building to be demolished to sit as vacant land for an indeterminate period. Thank you.

Cory Gitt
corygitt@gmail.com
C: 949.244.9709

Veronica Lopez <veronica.lopez@lacity.org>

Barry Building Demolition - Local Resident Comment

1 message

Cory Gitt <corygitt@gmail.com> Sun, Nov 9, 2025 at 5:44 PM
To: veronica.lopez@lacity.org, ladbs_commissionoffice@lacity.org, Craig.Bullock@lacity.org
Cc: info@southbrentwood.org

All - I'm writing in regard to the proposed demolition of the Barry Building in Brentwood. I'm a resident of Brentwood who owns and lives in a condo (11847 Gorham Avenue) 2 blocks from the Barry Building. I've lived in Brentwood for 6 years and for all that time the Barry Building has been an eyesore and has provided no value to the neighborhood and its residents. I attended a Brentwood land use meeting ~16 years ago—16 YEARS AGO—at which the Barry Building owner applied for approval, I believe, to demolish the building and construct apartments over retail. Ultimately, the City designated the building some sort of historical status, I believe. Since that time, nothing has happened with the site. Instead of being replaced by a building that could provide housing and retail to LA and Brentwood residents, it's sat vacant. I agree that we should attempt to preserve buildings of historical and aesthetic value. But when doing so creates a decade plus blight, then perhaps that's not the right choice. I believe the Barry Building's owner has substantial financial means and so he can afford to let the building sit vacant. And he has demonstrated that by waiting ~16 years. The time has come for the City to pursue an option or negotiation that will allow the site to be developed into a more productive use that can help address the City's housing issue, can provide retail amenities to nearby residents, and can improve the beauty of San Vicente Boulevard. I support the demolition of the Barry Building. Thank you.

Cory Gitt
corygitt@gmail.com
C: 949.244.9709

Mike Ai

From: Lauren Cole <lauren@colemediala.com>
Sent: Friday, October 11, 2024 4:08 PM
To: Mike Ai
Subject: Fw: SBRA Support for Demolition of the Barry Building ENV-2019-6645-EIR
Attachments: S Brentwod Residents Assn Support of Barry Building Demolition October 2024.pdf

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From: Lauren Cole <lauren@colemediala.com>
Sent: Thursday, October 10, 2024 5:28 PM
To: Osama.younan@lacity.org <Osama.younan@lacity.org>
Cc: traci.park@lacity.org <traci.park@lacity.org>; Jeff Khau <jeff.khau@lacity.org>; sean.silva@lacity.org <sean.silva@lacity.org>; Carolyn Jordan <cjordan@glaserweil.com>
Subject: SBRA Support for Demolition of the Barry Building ENV-2019-6645-EIR

Mr. Younan,

We are aware that LADBS is considering the demolition of the Barry Building at 11973 San Vicente Building.

While the EIR recommended demolition the LA Cultural Heritage Commission recently refused to support demolition. This is not at all consistent with the desires of the community who live in and around the building and who rely on being able to walk to San Vicente to take advantage of amenities, which a derelict building cannot support.

As such, we ask that LADBS:

1. Certify the Environmental Impact Report (ENV-2019-6645-EIR) calling for the demolition of the Barry Building.
2. Adopt a Statement of Overriding Considerations (SOC) to allow for the demolition of this building.
3. Issue the permit for demolition of this building.

Thank you for your consideration of the attached letter from the South Brentwood Residents Association that strongly supports the demolition of the Barry Building, ENV-2019-6645-EIR.

Lauren Cole
President, South Brentwood Residents Association
310-259-9391

Mike Ai

From: Lauren Cole <lauren@colemediala.com>
Sent: Tuesday, October 15, 2024 7:22 PM
To: Mike Ai
Subject: Fw: Demolish Barry Building: Case ENV-2019-6645-EIR

From: Josh Stephens <jrstephens@gmail.com>
Sent: Tuesday, October 15, 2024 4:59 AM
To: Osama.younan@lacity.org <Osama.younan@lacity.org>
Cc: traci.park@lacity.org <traci.park@lacity.org>; Jeff Khau <jeff.khau@lacity.org>; Sean Silva <sean.silva@lacity.org>; info@southbrentwood.org <info@southbrentwood.org>
Subject: Demolish Barry Building: Case ENV-2019-6645-EIR

Dear Mr. Younan,

Re: Case NV-2019-6645-EIR.

I have long supported the demolition of the Barry Building in Brentwood and redevelopment of the site into something that would serve the community and replace the current eyesore.

The building has zero historic or aesthetic value and it is in fact a danger, prone to fire, earthquakes, and vandalism and crime. The city will be liable if something happens. The building is financially and logistically impossible to upgrade, renovate, or incorporate into any other structure.

I support renewed calls, led by the South Brentwood Residents Association, to grant the property-owner a demolition permit.

Thank you.

Josh Stephens
Brentwood Resident

Mike Ai

From: Lauren Cole <lauren@colemediala.com>
Sent: Tuesday, October 15, 2024 7:41 PM
To: Mike Ai
Subject: Fw: Case No. ENV-2019-6645-EIR

From: Juliet Oman <juliet@stephanieyounger.com>
Sent: Sunday, October 13, 2024 2:39 PM
To: Osama.younan@lacity.org <Osama.younan@lacity.org>
Cc: traci.park@lacity.org <traci.park@lacity.org>; jeff.khau@lacity.org <jeff.khau@lacity.org>; sean.silva@lacity.org <sean.silva@lacity.org>; info@southbrentwood.org <info@southbrentwood.org>
Subject: Case No. ENV-2019-6645-EIR

Dear Mr. Younan,

Thank you for reading my email regarding the Barry building on San Vicente in Brentwood.
The portion of Brentwood where the Barry building is located is adjacent to an affordable condominium district filled with many young couples and families who enjoy the walkability. I am not aware of any long-term residents who have nostalgic or emotional ties to the building, and from what I understand the chance of it being restored is unlikely, considering retrofitting and additional cost issues. This building has been an eyesore/scar in our community for as long as I have lived here. If the building remains, we will be forced to deal with this eyesore and waste of retail space endlessly in the future.

Preventing the Barry Building removal has been harmful to the community and frustrating to us residents who have chosen to make this area home. I ask you to please help us move forward and improve our walkable community.

Sincerely - Thank you,

Juliet

JULIET OMAN
838 S. Barrington Avenue 90049

p. 310.779.5657
e. juliet@stephanieyounger.com

At the **Stephanie Younger Group | COMPASS**, we won't ask you for your social security number, bank account, or other highly confidential information over email.*Wire Fraud is Real*. Before wiring ANY money, call the intended recipient at a number you know is valid to confirm the instructions. This email is for the use of the intended recipient(s) only. If you have received this email in error, please notify the sender immediately and then delete it. We have taken precautions to minimize the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. Please note that any views or opinions presented in this email are solely those of the author.

Mike Ai

From: Lauren Cole <lauren@colemediala.com>
Sent: Tuesday, October 15, 2024 7:23 PM
To: Mike Ai
Subject: Fw: Case No. ENV-2019-6645-EIR

From: don doncornwell.com <don@doncornwell.com>
Sent: Monday, October 14, 2024 10:14 AM
To: Osama.younan@lacity.org <Osama.younan@lacity.org>
Cc: traci.park@lacity.org <traci.park@lacity.org>; Jeff Khau, CD11 Planning Deputy <jeff.khau@lacity.org>; Sean Silva, CD11 Planning Liaison <sean.silva@lacity.org>; SBRA <info@southbrentwood.org>
Subject: Case No. ENV-2019-6645-EIR

Dear Mr. Younan:

I am a resident of South Brentwood and reside at 11826 Dorothy Street, Unit 201. I've lived in South Brentwood continuously since 1978.

I am writing to support the demolition of the Barry Building located on San Vicente Boulevard two blocks north of my residence. This building at one time housed Dutton's book stores (with various separated "rooms" in the old and dilapidated building holding books – along with a couple of hair salons and miscellaneous "offices" upstairs. The building has been vacant for more than a decade. It has been repeatedly vandalized and is a fire hazard. I am informed by SBRA that it is impossible to make the building earthquake safe and usable because the cost to do so would far exceed the market value.

While I certain support saving "historic" structures where the structure is truly historic and it is possible to preserve it and use the structure in an economically efficient manner, the Barry building was never "historic" or notable or remotely worth preserving. It was a ramshackle structure even when I moved into the neighborhood in 1978. I thought it should have been torn down and something useful done with the property more than 20 years ago.

This should be as non-controversial as it ever gets.

Don Cornwell
don@doncornwell.com

Mike Ai

From: Lauren Cole <lauren@colemediala.com>
Sent: Friday, October 11, 2024 4:10 PM
To: Mike Ai
Subject: Fwd: ENV-2019-6645-EIR

---------- Forwarded message ---------
From: **Nancy Freedman** <gjf165@gmail.com>
Date: Fri, Oct 11, 2024 at 8:56 AM
Subject: ENV-2019-6645-EIR
To: <Osama.younan@lacity.org>
Cc: <traci.park@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>, <info@southbrentwood.org>

Greetings Osama,

We are fifty two year Brentwood residents and have known the better days of this property.
It is vacant now and stalling new life in to Brentwood's main boulevard.
It is in unusable condition and often a magnet for homeless.
It is time to allow it to be razed and a new future be gained for our community.

Thank you for your consideration.
Nancy and Gary Freedman
gjf165@gmail.com

Mike Ai

From: Aaron Green
Sent: Tuesday, October 29, 2024 3:34 PM
To: Mike Ai
Subject: FW: Barry Building

FYI

From: Carolyn C. Jordan <cjordan@glaserweil.com>
Sent: Tuesday, October 29, 2024 3:03 PM
To: osama.younan@lactiy.org
Cc: Councilwoman Traci Park <councilmember.park@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Sean Silva <sean.silva@lacity.org>
Subject: Barry Building

To whom it may concern:

I am writing today to voice my personal support for the issuance of a demolition permit for the "Barry Building" on San Vicente in Brentwood. This building has now stood for more than a decade as nothing more than a sad, sorry and potentially dangerous eyesore. It is time to let the building come down and have open engagement with the Brentwood community regarding the next phase for this property. The community has weathered a lengthy storm with this site detracting from what should be a vibrant and active San Vicente Boulevard. My personal belief is that this building offers no architectural significance, represents an unfortunate and inefficient use of the land, and is not worth the significant investment it would take to make the building safe. I believe that the community, many years ago, fought to get this very average property designated "Historic" solely to protect a beloved book store that wasn't able to weather the economic storms of 2008-2009.

I worry about the building in its current state being an attraction for our homeless population, and the entire community suffering a potentially very bad outcome from the sorts of activities that occur when homeless individuals take over unoccupied properties. As it is, the land surrounding the building is often littered with beer and other sorts of alcoholic beverage bottles, and while the building management I am sure does their best to keep the property clean, there is evidence from time to time of use of the property for inappropriate activities.

It is time to certify the EIR, adopt a statement of overriding consideration so that the Barry Building may be demolished, and issue the demolition permit. The community is well positioned to engage in discussions with this or future owners over what use would be of the greatest benefit to all, and it is time that everyone be able to move forward, clear the lot, and engage in those discussions for the future.

Thank you for your time.

Carolyn Jordan
(I am writing in my personal capacity and not on behalf of any groups with which I may be associated)

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Mike Ai

From: Byrdie Pompan <blp1966@gmail.com>
Sent: Friday, October 4, 2024 1:18 PM
To: Mike Ai
Subject: FW: URGENT REQUEST FOR ACTION THE BARRY BUILDING DEMOLITION

Here you go….

From: Byrdie Pompan <blp1966@gmail.com>
Date: Friday, October 4, 2024 at 1:05 PM
To: councilmember.park@lacity.org <councilmember.park@lacity.org>, osama.younan@lacity.org <osama.younan@lacity.org>
Cc: jeff.khau@lacity.org <jeff.khau@lacity.org>, sean.silva@lacity.org <sean.silva@lacity.org>
Subject: URGENT REQUEST FOR ACTION THE BARRY BUILDING DEMOLITION

Dear Councilmember Park and General Manager Younan,

I am writing to express my extreme disappointment with the Cultural Heritage Commission's decision to oppose the demolition of the Barry Building. This building, which I live right behind, has been a constant nuisance, and I am deeply concerned about its safety and impact on our neighborhood.

The City of Los Angeles has issued an Order to Comply with the Soft Story Retrofit Program, and yet the building remains in a state of disrepair. Can you imagine what would happen if there were an earthquake and it collapsed, potentially causing harm to someone? It is simply not feasible to allow it to remain in its current state.
In addition to the structural issues, the building has attracted homeless individuals who frequently break in, and there have been incidents of copper wire theft from the property. This is not only a safety hazard but a blight on the neighborhood.
I understand that this matter is now in the hands of LADBS, and I respectfully ask for the following actions to be taken:

1. **Certify the Environmental Impact Report (EIR).**
2. **Adopt a Statement of Overriding Considerations (SOC) to justify the demolition of the Barry Building.**
3. **Issue the demolition permit as soon as possible to eliminate this serious threat to public safety.**

I trust that you will give this matter the urgent attention it deserves, and I look forward to seeing progress on this critical issue.

Sincerely,

Byrdie Pompan
11911 Saltair Terrace
Los Angeles, CA. 90049
310-991-1010

Mike Ai

From: Byrdie Pompan <blp1966@gmail.com>
Sent: Wednesday, October 9, 2024 7:25 AM
To: Mike Ai
Subject: FW: Subject: Immediate Action Required: Barry Building Demolition

Here is Bruce's email

From: Bruce Pompan <bpompan@yahoo.com>
Date: Tuesday, October 8, 2024 at 8:36 PM
To: councilmember.park@lacity.org <councilmember.park@lacity.org>, osama.younan@lacity.org <osama.younan@lacity.org>
Cc: Jeff.Khau@lacity.org <Jeff.Khau@lacity.org>, Sean.Silva@lacity.org <Sean.Silva@lacity.org>
Subject: Subject: Immediate Action Required: Barry Building Demolition

Councilmember Park and General Manager Younan,

I am writing to express my complete outrage at the Cultural Heritage Commission's decision to oppose the demolition of the Barry Building. This is a disgrace, as anyone in the community knows. The building is a dangerous eyesore, and it must be torn down immediately.

The City of Los Angeles has already issued an Order to Comply with the Soft Story Retrofit Program, yet nothing has been done. What are you waiting for? Are you waiting for an earthquake to hit, for the building to collapse, and for someone to get seriously injured or worse? This inaction is unacceptable.

I live in close proximity to this building, and I've witnessed firsthand the constant break-ins and the presence of homeless individuals, and is a serious fire hazard. This situation is out of control and allowing it to persist is beyond irresponsible.

I demand that you:

1. **Certify the Environmental Impact Report (EIR) immediately.**

2. **Adopt a Statement of Overriding Considerations (SOC) to move forward with the demolition.**

3. **Issue the demolition permit now to remove this significant threat to public safety.**

This is not just about an old building; it's about protecting the people who live here. Your delay is putting us in danger, and I will hold you accountable if this negligence leads to any harm.

As to any architectural merits, the owner has agreed to preserve elements that can be incorporated in the design of the redevelopment. A win win for everybody.

I expect immediate action on this matter.

Sincerely,

Bruce Pompan

Mike Ai

From: Lauren Cole <lauren@colemediala.com>
Sent: Friday, October 11, 2024 4:13 PM
To: Mike Ai
Subject: Fwd: Support for the Demolition of the Barry Building

---------- Forwarded message ---------
From: **Joseph Smurda, MD** <js@smurdamd.com>
Date: Fri, Oct 11, 2024 at 9:58 AM
Subject: Support for the Demolition of the Barry Building
To: Osama.younan@lacity.org <Osama.younan@lacity.org>
Cc: traci.park@lacity.org <traci.park@lacity.org>, jeff.khau@lacity.org <jeff.khau@lacity.org>, sean.silva@lacity.org <sean.silva@lacity.org>, Brentwood Homeowners Association <info@brentwoodhomeowners.org>, info@southbrentwood.org <info@southbrentwood.org>

Dear Mr. Younan,

I am writing to express my strong support for the demolition of the Barry Building. As a 63-year resident of Los Angeles and a direct descendant of Juan Francisco Reyes, the first elected mayor of the Pueblo de Los Angeles, I feel a deep connection to the city's rich history. My ancestor, a Black and Hispanic settler, served as alcalde (mayor) from 1793 to 1795, laying the foundation for the vibrant and diverse city we know today.

While the Barry Building was declared a historical landmark as part of a misguided effort to preserve Dutton's Bookstore, it is important to acknowledge that Dutton's failed due to unrelated business reasons. The preservation of the building itself is no longer justifiable or relevant to the current needs of the community. I believe this point cannot be emphasized enough: the historical designation was not based on architectural or safety merits but was an attempt to save a business that ultimately closed for reasons outside of the building's significance.

Additionally, there are significant safety concerns that must be addressed:

- **Fire hazards:** Unhoused individuals can potentially use the vacant structure for shelter, increasing the risk of fires that could spread to nearby homes and businesses.
- **Earthquake vulnerability:** The Barry Building, with its soft-story design, cannot be retrofitted to meet modern earthquake standards without an investment far exceeding the value of the building.
- **Crime and vandalism:** The structure has already been heavily vandalized, including the stripping of copper wiring, further degrading its condition.
- **ADA non-compliance:** The building fails to meet ADA requirements, and bringing it up to code would be cost-prohibitive.

Given these concerns, coupled with the fact that its landmark status was primarily driven by an attempt to save Dutton's, which failed due to other business reasons, it is in the best interest of the community and public safety to proceed with the demolition.

I appreciate your attention to this matter and trust that the safety and wellbeing of Los Angeles residents will remain a top priority.

Sincerely,

Joseph Smurda, MD

12300 Wilshire Blvd., Suite 330

Los Angeles, CA 90025

Phone:(310)820-3333

Fax: (888) 721-8228

Email: js@smurdamd.com

March 10, 2023

James Harris
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
E-mail: james.harris@lacity.org

Re: I support the demolition of the Barry Building

Dear Mr. Harris and LA City Planning:

My name is Anne Russell and I am a small business owner, Rodeo Realty, located on San Vicente Blvd. My business is across from the Barry Building. I am writing to express my support for the demolition of the Barry Building.

The vacant and seismically unstable Barry Building is not good for business or the Brentwood community. As a Brentwood realtor, I would like to see something go there that is good for the Brentwood and its residents.

Sincerely,

Anne Russell
Rodeo Realty – 11940 San Vicente Blvd
anne@rodeore.com

Douglas Emmett

Douglas Emmett Management, LLC
1299 Ocean Avenue, Suite 1000, Santa Monica, California 90401
Telephone 310.255.7700 Facsimile 310.255.7702

March 28, 2023

James Harris
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
E-mail: james.harris@lacity.org

Re: Douglas Emmett Supports the Barry Building Demolition

Dear Mr. Harris,

On behalf of Douglas Emmett, I am writing to express our strong support of the demolition of the Barry Building.

Douglas Emmett affiliates own and operate approximately 18.1 million square feet of Class A office space and over 5,000 apartment units in Los Angeles and Honolulu. We focus on markets in central business districts with strong economic characteristics and a broad range of amenities. We strive to be active in our communities in order to promote prosperous, safe, clean and beautiful commercial districts, such as Brentwood's San Vicente corridor, for our tenants and their customers.

The lot on which the vacant Barry Building is located is an eyesore for the community. The fenced building is a magnet to vandalism and homelessness and is a nuisance to the commercial businesses on San Vicente Blvd. The building is seismically unstable and cannot be brought up to either seismic or ADA code and unless it can be demolished, it will continue to be a blight on the Brentwood residential and business communities.

This demolition of the Barry Building creates a blank canvass for a new opportunity and a future development which has the potential to invigorate Brentwood's commercial district. Douglas Emmett stands in firm support of the demolition of the Barry Building.

Sincerely,

Michele Aronson
Executive Vice President
Douglas Emmett Management, LLC

March 23, 2023

James Harris
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
E-mail: james.harris@lacity.org

Re: Support for the Barry Building Demolition

Dear James,

On behalf of myself, a former long-time resident in the area, and FH Vicente, LLC a property and business owner down the street on San Vicente, I am writing to express my strong support for the demolition of the Barry Building.

The San Vicente Corridor should be a prosperous, safe, clean and beautiful commercial district within Brentwood. The current site's condition promotes the exact opposite and is an embarrassment to our community and City.

The Barry Building being vacant is horrible for Brentwood and Brent ood's business community. The fenced building is ugly and a magnet for vandalism and homelessness and is a nuisance to everyone except for the NIMBYS of the world who care about no one but themselves.

The Barry Building site creates a blank canvass for a new opportunity and future development that will revitalize San Vicente and Brentwood. In fact, most of the San Vicente Corridor needs a major facelift and should be upzoned to incentivize much needed new pedestrian active housing and retail around a transit corridor. We need more housing, active retail, walking and activity, and less fenced off dark buildings, bureaucracy, delays, and costs.

Sincerely,

Eran Fields

FH Vicente, LLC
Eran Fields

FAZIO
CLEANERS
SINCE 1947

22025 Ventura Blvd #202 • Woodland Hills CA 91364 • (818) 776-2870

March 29th, 2023

James Harris
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
E-mail: james.harris@lacity.org

Re: Fazio Cleaners supports the Barry Building demolition

On behalf of Fazio Cleaners, I am writing to express our strong support of the demolition of the Barry Building.

The Barry Building being vacant and seismically unstable building is not good for Brentwood and Brentwood's business community. The fenced building is a magnet to vandalism and homelessness and is a nuisance to the commercial businesses on San Vicente Blvd. The risk of collapse due to an earthquake is also dangerous for its neighboring businesses. The Barry Building is unprosperous, unsafe, and unclean.

This demolition of the Barry Building creates a blank canvass for a new opportunity and a future development which has the potential to invigorate San Vicente Blvd.'s commercial district. Fazio Cleaners stands in firm support of the demolition of the Barry Building.

Sincerely,

Nicole Fazio
CFO
Fazio Inc.

CALIFORNIA
Beverly Hills
Brentwood
Calabasas
Sherman Oaks
Westlake Village
Woodland Hills
NEVADA
Pueblo Center
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March 24, 2023

James Harris
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
E-mail: james.harris@lacity.org

Re: Demolish the Barry Building, it is not safe

Dear LA City Planning:

I live on Montana Ave in Brentwood and am writing to support the demolition of the Barry Building. It is my understanding that the building is not seismically safe and can be a safety hazard during an earthquake.

As an engineer who previously worked for the City of Los Angeles, I am deeply concerned that a seismically unstable building on San Vicente, a main pedestrian thoroughfare, could be severely damaged and cause human injury.

Even though the building a historic cultural monument, the fact that it can collapse is dangerous for the community. I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, CA 90049.

Sincerely,

Hamed Sandoghdar
Hamed269@yahoo.com
Brentwood resident on Montana

James Harris
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012
E-mail: james.harris@lacity.org

Dear Mr. James Harris and LA City Planning:

I am writing to express my strong support for the demolition of the Barry Building. The Barry Building is structurally unfit and is likely to suffer severe damage in an earthquake. For the safety of the community, the building should be demolished.

I understand that some may have sentimental attachments to the Barry Building, but I believe that we must prioritize safety over nostalgia. It is time to look to the future and embrace change, and the demolition of the Barry Building is a necessary step in that direction.

Thank you for your attention to this matter, and I urge you to support the demolition of the Barry Building.

Sincerely,



Irina Berchik
Brentwood Resident

Mike Ai

From: IRINA BERCHIK <berchiki@aol.com>
Sent: Thursday, April 6, 2023 2:41 PM
To: James Harris
Cc: Mike Ai
Subject: Re: Demolition of the Barry Building - Letter of Support (Irina Berchik)

Honestly - that building is like a scary thing in the middle of nice neighborhood and noone wants to walk by and pass it, because it feels its from horror movies where you would think some murders happen or something like that.
Whenever I have to walk over to Vicente foods - I always try to take the other side of the street.
It needs to go.

Irina Lexandra Berchik
Esthetician Owner Educator

Spa ViolaSole
11677 San Vicente Blvd., Ste.300
Los Angeles, CA 90049
(310) 442-4646
Lex@spaviolasole.com
www.spaviolasole.com

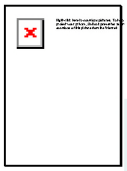
On Apr 6, 2023, at 13:39, James Harris <james.harris@lacity.org> wrote:

Thank you for the comment on Case Number ENV-2019-6645-EIR for the Barry Building located at 11973-11975 San Vicente Boulevard.

The comment has been added to the public record and will be included in the Final Environmental Impact Report.

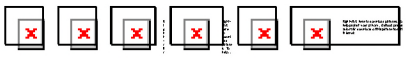
As a reminder, the comment period has been extended until Tuesday, April 18th.

Thank you
Jim



Jim Harris
Major Projects
Los Angeles City Planning

221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
T: (213) 978-1241 | Planning4LA.org



On Thu, Apr 6, 2023 at 1:09 PM Mike Ai <mike@afriat.com> wrote:

> Hi Jim,
>
> Please see the attached letter of support for the demolition of the Barry Building from Irina Berchick. Irina is cc'd on this email.
>
> Thank you,
>
> **Mike Ai**
>
> Senior Director of Public Affairs
>
> The Afriat Consulting Group, Inc.
>
> 4107 Magnolia Boulevard
>
> Burbank, CA 91505
>
> 818.450.2774 direct
>
> 818.422.0828 mobile
>
> Mike@Afriat.com
>
> <image001.png>
>
> <image002.png>
>
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March 20, 2023

James Harris
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
E-mail: james.harris@lacity.org

Re: I support the demolition of the Barry Building

Dear Mr. Harris and LA City Planning:

My name is Manpreet Rai and I am a resident of Brentwood. I am writing to express my support for the demolition of the Barry Building.

The Barry Building is structurally unstable and will suffer severe damage in an earthquake. This is not safe for the Brentwood community. I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, CA 90049.

Sincerely,

Manpreet Rai



March 1, 2023

James Harris
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
E-mail: james.harris@lacity.org

Re: I support the Barry Building demolition

Dear Mr. James Harris,

I have been a long time Brentwood resident and am writing to support the demolition of the Barry Building.

The Barry Building is structurally unfit and is likely to fall in an earthquake. As a person who works in construction, I have a strong understanding of the risks a seismically unstable building presents. What it would take to bring this building up to code and retrofitted would make this project economically unfeasible.

Please keep our Brentwood community safe and demolition the Barry Building.

Thank you,

Manuel Maradiaga

March 28, 2023

James Harris
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012
E-mail: james.harris@lacity.org

Re: SUPPORT for the safe demolition of the Barry Building

Dear Mr. James Harris and LA City Planning:

I am writing to express my support for the proposed demolition of the Barry Building. As a longtime Brentwood resident, I am deeply concerned about the safety of our buildings and infrastructure in the event of an earthquake. The Barry Building is at high risk of collapse and poses a serious threat to the safety of our community.

The building's structural deficiencies and lack of earthquake-resistant features make it highly vulnerable to seismic activity. It is not up to the minimum seismic standards required by the City and is a safety hazard to those who live and work in the area. As a responsible member of the community, we must prioritize the safety and well-being of all citizens.

I believe that the safest solution is to demolish the Barry Building. I urge you to support the demolition of the Barry Building to protect our community's safety and well-being.

Sincerely,



Michael Lewis
837 S. Westgate Avenue, #2
Los Angeles, CA 90049

James Harris
Los Angeles City Planning
221 N. Figueroa Street, Ste. 1350, LA, CA 90012
james.harris@lacity.org

Dear James Harris,

I am the owner and operator of The Vape Lounge and a small business on San Vicente Blvd close to the fenced off and vacant Barry Building. As a small business owner, I would like to express my support for the demolition of the Barry Building. The vacant and unused property is not good for business. After the building is demolished, I would like to see something new go in its place that would be good for commerce and local small business.

Thank you,

Nathan Younan
Owner of The Vape Lounge
11958 San Vicente Blvd Los Angeles, CA 90049
https://thevapelounge760.com/

PACIFIC EQUITY PROPERTIES INCORPORATED

April 12, 2023

James Harris
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
E-mail: james.harris@lacity.org

Re: Pacific Equity Properties, Inc. supports the Barry Building demolition

On behalf of Pacific Equity Properties, Inc. I am writing to express Pacific Equity's strong support of the demolition of the Barry Building.

Pacific Equity is the owner of the properties on the northeast corner of San Vicente and Barrington, including the tenants: Starbucks, Pressed Juicery, E*Trade and Rag & Bone. The Barry Building being a vacant and seismically unstable building is not good for Brentwood and Brentwood's business community. The fenced building is a magnet to vandalism and homelessness and is a nuisance to the commercial businesses on San Vicente Blvd. The risk of collapse due to an earthquake is also dangerous for its neighboring businesses. The Barry Building is an eyesore, unsafe, and unclean and is a detriment to residents and businesses alike.

This demolition of the Barry Building creates a blank canvas for a new opportunity and a future development which has the potential to reinvigorate San Vicente Blvd.'s commercial district. Pacific Equity stands in firm support of the demolition of the Barry Building.

Sincerely,

Bryan Gordon

Pacific Equity Properties, Inc
CEO

From: Sev Burmaka <sevaburmaka@gmail.com>
Date: March 24, 2023 at 1:31:00 PM PDT
To: james.harris@lacity.org
Subject: Re: Support for the safe demolition of the Barry Building

Dear Mr. Jim Harris and the LA City Planning Department:

I am writing to express my support for the demolition of the seismically unstable Barry Building. I believe that the safety and well-being of the people in the Brentwood community should be the top priority.

The risks posed by the building's instability are too great to ignore. Even a minor earthquake could cause significant damage and put members of the Brentwood community in danger.

While it is always difficult to say goodbye to an old building, sometimes it is necessary to make tough decisions for the greater good. I believe that demolishing the Barry Building is the best course of action.

Thank you for your consideration.

Sincerely,

Seva Burmaka
sevaburmaka@gmail.com

South Brentwood Residents Association
149 South Barrington Ave. #194
Los Angeles, California 90049
www.southbrentwood.org

February 27, 2023

VIA EMAIL AND U.S. MAIL

James Harris
Major Projects Section
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
E-mail: james.harris@lacity.org

Re: SUPPORT for Case No. ENV-2019-6645-EIR - Demolition of the Barry Building, 11973-11975 San Vicente Boulevard, Los Angeles, California 90049

Dear Mr. Harris:

I am writing on behalf of the Board and members of the South Brentwood Residents Association ("SBRA"), which represents approximately 18,000 homeowners and renters who reside in the area south of San Vicente Blvd., north of Wilshire Blvd., east of Centinela Ave. and west of Federal Ave., including all residents living in multi-family dwellings throughout the entire Brentwood community.

SBRA is the only residents' group that represents the homeowners and renters who live adjacent to the location of the subject property, 11973-1195 San Vicente Boulevard, Los Angeles, California 90049 (the "Barry Building").

The Barry Building has been vacant and fenced since 2017, and we have been apprised that is structurally unfit and likely to suffer severe damage in an earthquake. The Barry Building also poses a risk of vandalism, loitering and other public safety hazards because it is a vacant building. SBRA supports the demolition of the Barry Building to eliminate these risks and to keep the surrounding community safe.

SBRA also views the demolition of the Barry Building as a first step to constructing a thoughtful development on the property which enhances the community and is consistent with the San

Vicente Scenic Corridor Design parameters and other requirements. SBRA looks forward to commenting on a design in the future that meets these requirements, and which ideally provides the community with some much needed public meeting and green space.

Please keep us apprised of all future applications to develop this property.

Sincerely,

Alisa M. Morgenthaler

Alisa M. Morgenthaler
President
South Brentwood Residents Association

cc: Mike Ai (via e-mail)
Carolyn Jordan (via e-mail)

From: Susan Winick <susanwin@icloud.com>
Subject: safe demolition of the Barry Building
Date: March 22, 2023 at 7:54:29 PM PDT
To: james.harris@lacity.org

March 21, 2023

James Harris
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
E-mail: james.harris@lacity.org

Re: I support the safe demolition of the Barry Building

Dear LA City Planning:

I am writing to express my support for the safe demolition of the seismically unstable Barry Building located at 11973-11975 San Vicente Boulevard. As a concerned citizen, I believe that it is important to prioritize the safety and well-being of our community, and the demolition of this unstable building is a necessary step in ensuring that safety.

As you may know, seismically unstable buildings can pose a significant risk to the safety of those who live, work, or visit the area. In the event of an earthquake or other natural disaster, these buildings can collapse or cause significant damage, putting lives at risk. It is our responsibility to take action to prevent such a disaster from occurring.

While it is understandable that some may have sentimental attachments to the building or wish to preserve its historical significance, we must prioritize safety above all else. The potential consequences of not taking action could be catastrophic, and we cannot afford to take that risk.

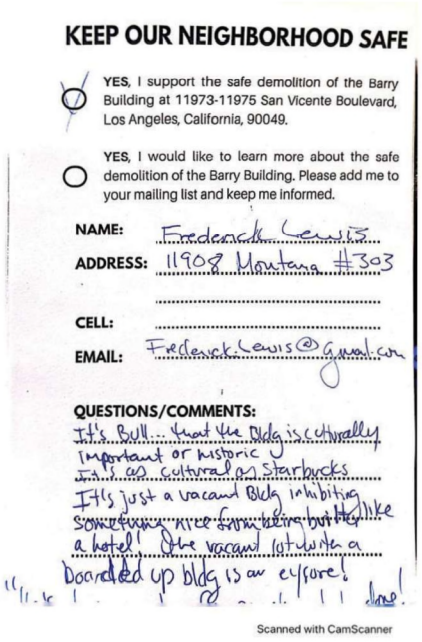
Therefore, I urge you to support the safe demolition of the seismically unstable building. I trust that the proper precautions will be taken to ensure that the demolition is carried out in a way that minimizes any potential risks to the surrounding area and the community at large.

Thank you for your consideration and for your commitment to the safety and well-being of our community.

Sincerely,

Susan Winick

SC 1 - Lewis



KEEP OUR NEIGHBORHOOD SAFE

YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Frederick Lewis

ADDRESS: 11908 Montana #303

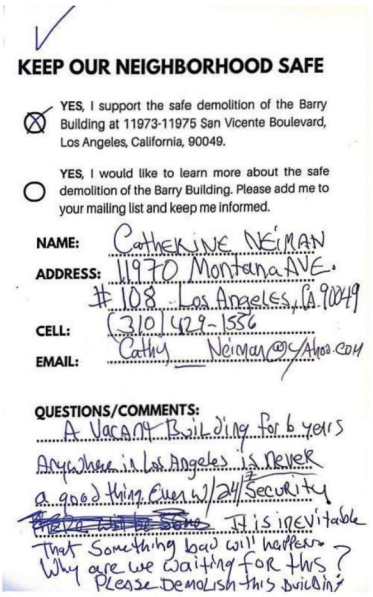
CELL:

EMAIL: Frederick.Lewis@gmail.com

QUESTIONS/COMMENTS:
It's Bull... that the Bldg is culturally important or historic
It's as cultural as Starbucks
It's just a vacant Bldg inhibiting something nice from being built like a hotel! The vacant lot next to a boarded up bldg is an eyesore!
Time!

Scanned with CamScanner

SC 2 - Neiman



KEEP OUR NEIGHBORHOOD SAFE

YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Catherine Neiman

ADDRESS: 11970 Montana AVE. #108 Los Angeles, CA 90049

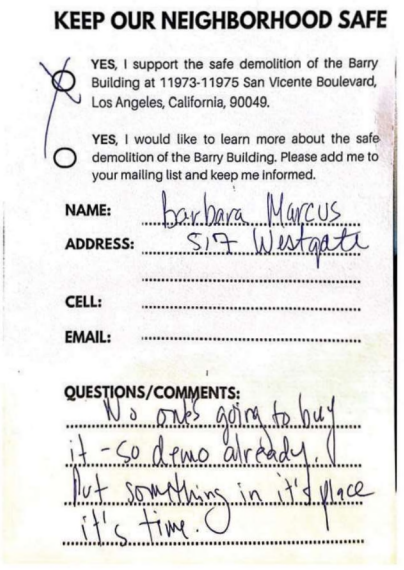
CELL: (310) 429-1556

EMAIL: Cathy_Neiman@yahoo.com

QUESTIONS/COMMENTS:
A Vacant Building for 6 years
Anywhere in Los Angeles is never a good thing. Even 24/7 security
It is inevitable That Something bad will happen. Why are we waiting for this? Please Demolish this building

Scanned with CamScanner

SC 3 - Marcus



KEEP OUR NEIGHBORHOOD SAFE

YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: barbara Marcus

ADDRESS: 517 Westgate

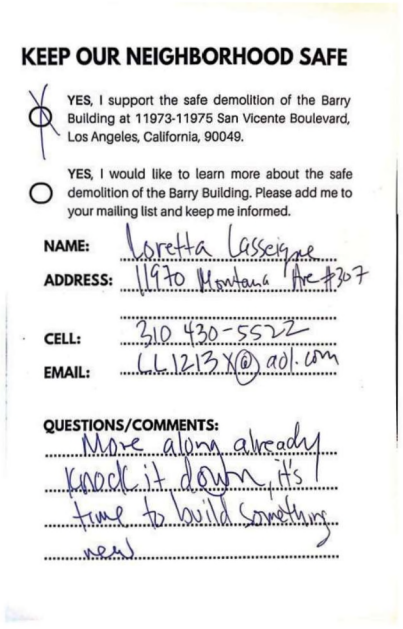
CELL:

EMAIL:

QUESTIONS/COMMENTS:
No one's going to buy it - so demo already. Put something in it's place it's time.

Scanned with CamScanner

SC 4 - Lasseigne



KEEP OUR NEIGHBORHOOD SAFE

YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Loretta Lasseigne

ADDRESS: 11970 Montana Ave #307

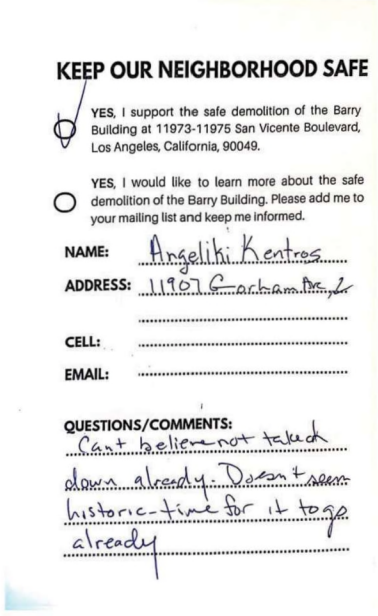
CELL: 310 430-5522

EMAIL: LL1213X@aol.com

QUESTIONS/COMMENTS:
Move along already
Knock it down, it's
time to build Something
new

Scanned with CamScanner

SC 5 - Kentros



KEEP OUR NEIGHBORHOOD SAFE

YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Angeliki Kentros

ADDRESS: 11907 Gorham Ave. 2

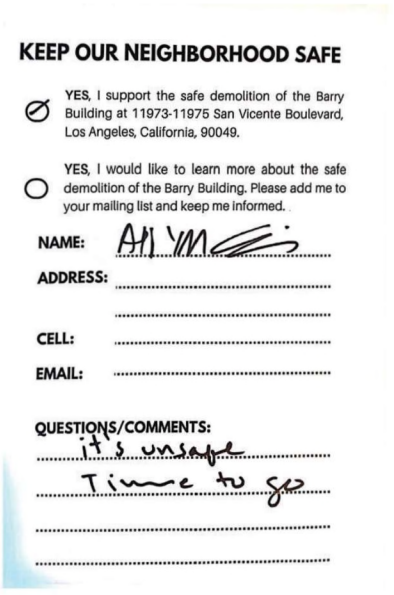
CELL:

EMAIL:

QUESTIONS/COMMENTS:
Can't believe not taken down already. Doesn't seem historic - time for it to go already

Scanned with CamScanner

SC 6 - Illegible



KEEP OUR NEIGHBORHOOD SAFE

YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: [illegible]

ADDRESS:

CELL:

EMAIL:

QUESTIONS/COMMENTS:
it's unsafe
Time to go

Scanned with CamScanner

SC 7 - Arredondo

KEEP OUR NEIGHBORHOOD SAFE

☒ YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

○ YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Claudia Arredondo
ADDRESS: 11911 Gorham Ave.
CELL: (310) 497-5192
EMAIL: claudiaarredondo@aol.com

QUESTIONS/COMMENTS:
Better to be safe and take down

Scanned with CamScanner

SC 8 - Jenson

KEEP OUR NEIGHBORHOOD SAFE

☒ YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

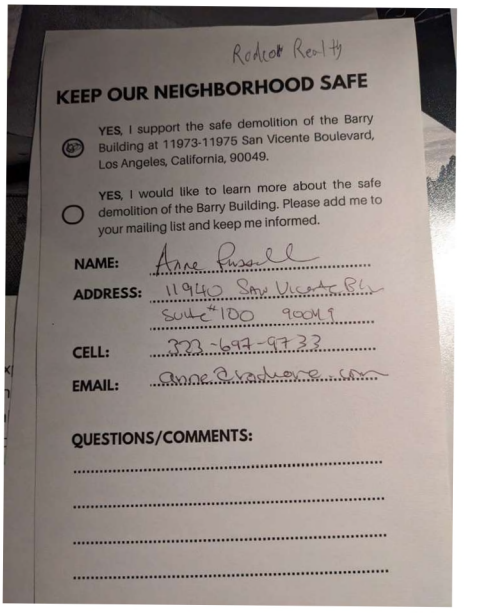
○ YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: BRIAN JENSEN
ADDRESS: 11920 MONTANA AVE. #5 LA CA 90049
CELL: 310-614-3184
EMAIL: BJJ.INLA@TWC.COM

QUESTIONS/COMMENTS:
ID LIKE TO SEE A NEW PROJECT GO IN THERE.

Scanned with CamScanner

SC 9 - Russell


Redcar Realty

KEEP OUR NEIGHBORHOOD SAFE

☒ YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

○ YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Anne Russell
ADDRESS: 11940 San Vicente Blvd Suite 100 90049
CELL: 323-697-9733
EMAIL: anne@redcarre.com

QUESTIONS/COMMENTS:

SC 10 - Jordan

KEEP OUR NEIGHBORHOOD SAFE

☒ YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

○ YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Ashley Jordan
ADDRESS: 11933 Gorham Ave Apt 8 LA Ca 90049
CELL: 310.715.9434
EMAIL: @Ashleeflower@cloud.com

QUESTIONS/COMMENTS:
Thank you

Scanned with CamScanner

SC 11 - Wright

KEEP OUR NEIGHBORHOOD SAFE

☒ YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

☒ YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Mark Wright
ADDRESS: 11927 Gorham Ave Apt 301 LA CA 90049
CELL:
EMAIL: magnetictrumpets@gmail

QUESTIONS/COMMENTS:
Please demolish this building it serves no purpose, is dangerous and of value to the community.
- Also if they build something else there needs to be proper parking & turning lanes.

Scanned with CamScanner

SC 12 - Silver

KEEP OUR NEIGHBORHOOD SAFE

☒ YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

○ YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Lee Silver
ADDRESS: 416 S Westgate
CELL:
EMAIL: LSilver@ucla.edu

QUESTIONS/COMMENTS:
Demolish because they can't preserve (lived here over 50 years)

Scanned with CamScanner

SC 13 - Moriarty

KEEP OUR NEIGHBORHOOD SAFE

☒ YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

○ YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Mark Moriarty
ADDRESS: 11972 Montana Ave #214
CELL: N/A
EMAIL: N/A

QUESTIONS/COMMENTS:
Building is not highest & best use. Designation seems marginal. Property won't persist if retrofit. Save the staircases to use them in new build

Scanned with CamScanner

SC 14 - Tong

✓

KEEP OUR NEIGHBORHOOD SAFE

☒ YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

○ YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: BILL TONG
ADDRESS: 11970 Montana Ave.
CELL: (424) 501-7375
EMAIL: cbatong@gmail.com

QUESTIONS/COMMENTS:
Eyesore - DEMOLISH AND BUILD.

Scanned with CamScanner

SC 15 - Winick

KEEP OUR NEIGHBORHOOD SAFE

☒ YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

○ YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: susan winick
ADDRESS: 11907 Gorham #5
CELL: 310 920 9745
EMAIL: susanwin@icloud.com

QUESTIONS/COMMENTS:
It needs to come down if it is not retroFitted for ~~safe~~ Safety Reasons

Scanned with CamScanner

SC 16 - Weitzen

KEEP OUR NEIGHBORHOOD SAFE

☒ YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

○ YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: d weitzen
ADDRESS: 706 Westgate
CELL: 818 643 9579
EMAIL:

QUESTIONS/COMMENTS:
support for safety

Scanned with CamScanner

SC 17 - Kruckenberg

KEEP OUR NEIGHBORHOOD SAFE

☒ YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

○ YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Deidre Kruckenberg
ADDRESS: 11927 Gorham Ave. #103
CELL: 630-689-7601
EMAIL: deekruckenberg@gmail.

QUESTIONS/COMMENTS:
If unused/unsafe and can't be retrofitted then demo

Scanned with CamScanner

SC 18 - Sandoghdar

✓

KEEP OUR NEIGHBORHOOD SAFE

☒ YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

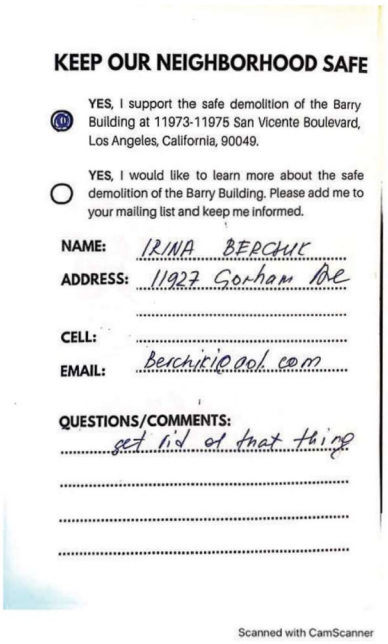
○ YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Hamed Sandoghdar
ADDRESS: 11970 Montana Av. #211 Los Angeles, CA 90049
CELL: 310 890 4341
EMAIL: Hamrd269@Yahoo.com

QUESTIONS/COMMENTS:
I think the building should be demolished

Scanned with CamScanner

SC 19 - Berchik



KEEP OUR NEIGHBORHOOD SAFE

(●) YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

( ) YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: IRINA BERCHIK

ADDRESS: 11927 Gorham Ave

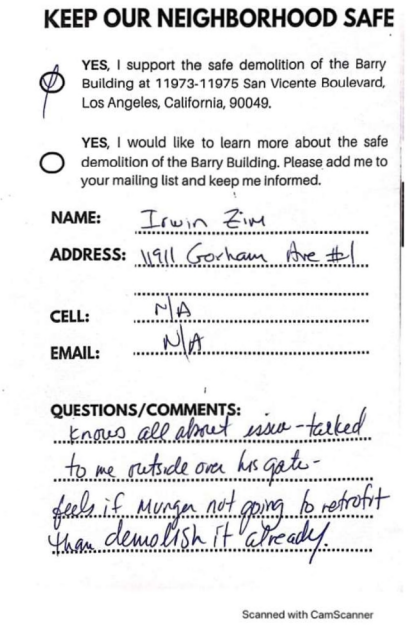
CELL:

EMAIL: Berchik@aol.com

QUESTIONS/COMMENTS:
get rid of that thing

Scanned with CamScanner

SC 20 - Zim



KEEP OUR NEIGHBORHOOD SAFE

(●) YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

( ) YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Irwin Zim

ADDRESS: 11911 Gorham Ave #1

CELL: N/A

EMAIL: N/A

QUESTIONS/COMMENTS:
knows all about issue - talked to me outside over his gate - feels if Munger not going to retrofit then demolish it already.

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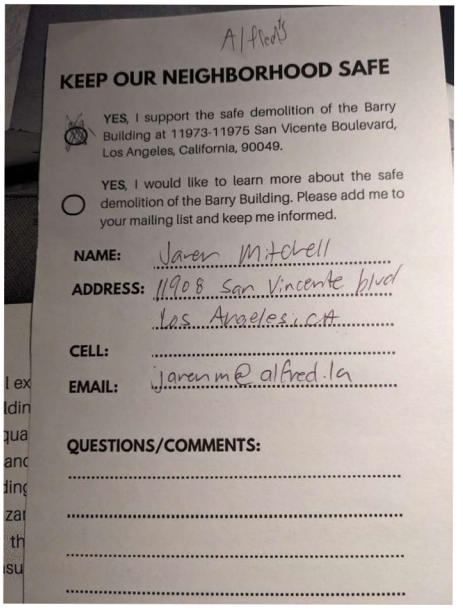
SC 21 - Mitchell



Alfred's

KEEP OUR NEIGHBORHOOD SAFE

(●) YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

( ) YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Jaren Mitchell

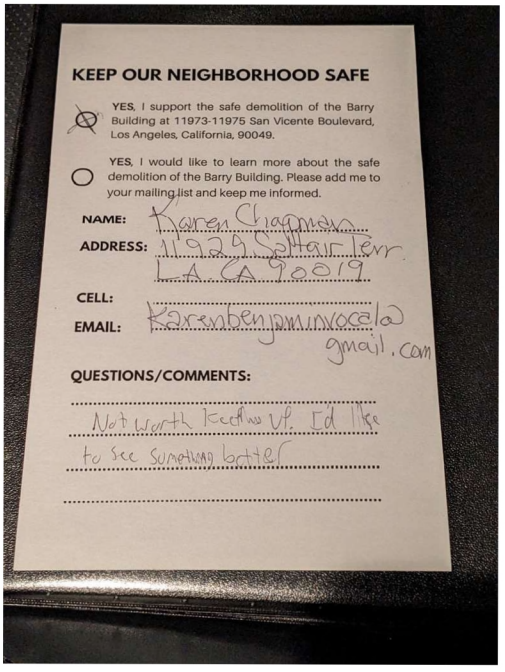
ADDRESS: 11908 San Vincente blvd Los Angeles, CA

CELL:

EMAIL: Jarenm@alfred.la

QUESTIONS/COMMENTS:

SC 22 - Chapman



KEEP OUR NEIGHBORHOOD SAFE

(⊗) YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

( ) YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Karen Chapman

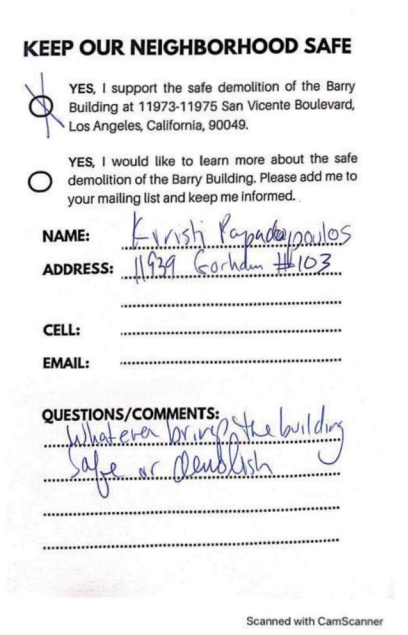
ADDRESS: 11929 Sottair Terr LA CA 90049

CELL:

EMAIL: karenbenjaminvocela@gmail.com

QUESTIONS/COMMENTS:
Not worth feedback if I'd like to see something better

SC 23 - Papadapoulos



KEEP OUR NEIGHBORHOOD SAFE

(⊗) YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

( ) YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Kyrsti Papadapoulos

ADDRESS: 11939 Gorham #103

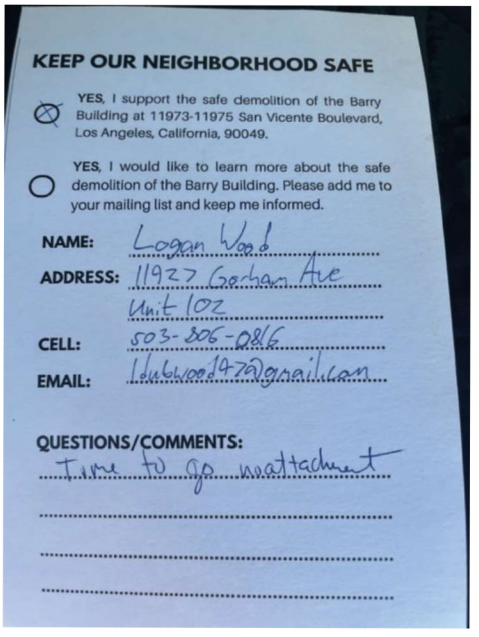
CELL:

EMAIL:

QUESTIONS/COMMENTS:
Whatever brings the building safe or demolish

Scanned with CamScanner

SC 24 - Wood



KEEP OUR NEIGHBORHOOD SAFE

(⊗) YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

( ) YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Logan Wood

ADDRESS: 11927 Gorham Ave Unit 102

CELL: 503-806-0816

EMAIL: Ldubwood1970@gmail.com

QUESTIONS/COMMENTS:
Time to go w attachment

SC 25 - Rai

KEEP OUR NEIGHBORHOOD SAFE

(✓) YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

( ) YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Manpreet Rai

ADDRESS: 11930 Montana Ave Apt 202 LA, CA

CELL: 925 951 7227

EMAIL: beautify1@hotmail.com

QUESTIONS/COMMENTS: no issues to building being demolished

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SC 26 - Maradiaga

KEEP OUR NEIGHBORHOOD SAFE

(X) YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

( ) YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: MANUEL MARADIAGA

ADDRESS: 110907 GORHAM AVE 90049

CELL: 310 279-0370

EMAIL: MARADIAGAME@GMAIL.COM

QUESTIONS/COMMENTS: NO COMMENTS Not opposed to demolition

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SC 27 - Mendoza

Manager Mendocino Farms

KEEP OUR NEIGHBORHOOD SAFE

(✓) YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

( ) YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Marc Mendoza

ADDRESS: 11911 San Vicente

CELL:

EMAIL: mmendoza@mendocinofarms.com

QUESTIONS/COMMENTS: If the structure is unsafe it is a hazard I needs to be removed.

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SC 28 - Lewis

KEEP OUR NEIGHBORHOOD SAFE

(X) YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

( ) YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

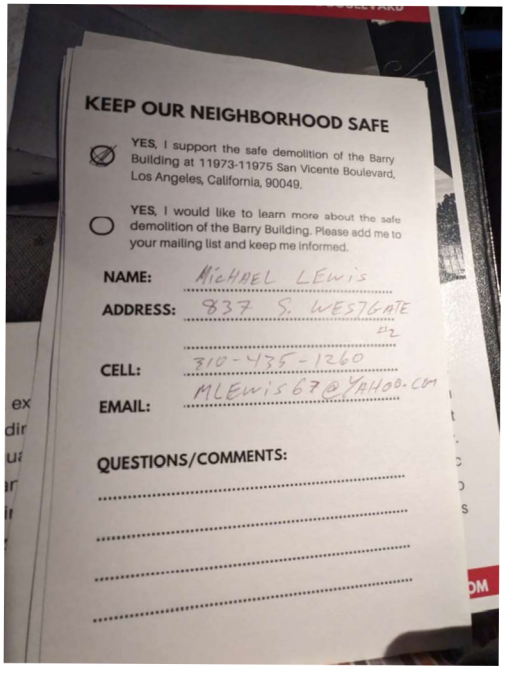
NAME: MICHAEL LEWIS

ADDRESS: 837 S. WESTGATE #2

CELL: 310-435-1260

EMAIL: MLEWIS67@YAHOO.COM

QUESTIONS/COMMENTS:



SC 29 - ODonnell

KEEP OUR NEIGHBORHOOD SAFE

(X) YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

( ) YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: M. ODONNELL

ADDRESS: 11920 MONTANA AV #1 LA

CELL: 650 207 3354

EMAIL: MOD@GIMAMGT.COM

QUESTIONS/COMMENTS:

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SC 30 - Lechasseur

KEEP OUR NEIGHBORHOOD SAFE

(X) YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

( ) YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: MICHEL LECHASSEUR

ADDRESS: 11908 MONTANA AVE 308

CELL:

EMAIL: LECHASSEURM@[illegible].COM

QUESTIONS/COMMENTS: Yes Demo already

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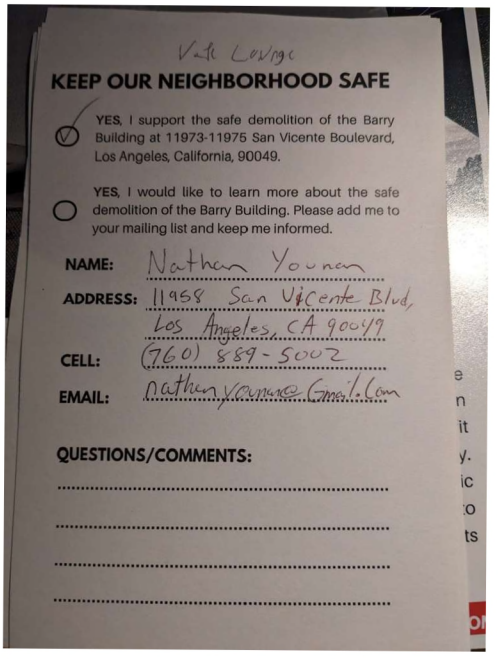
SC 31 - Younan



Vale Lounge

KEEP OUR NEIGHBORHOOD SAFE

- [x] YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.
- [ ] YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Nathan Younan

ADDRESS: 11958 San Vicente Blvd, Los Angeles, CA 90049

CELL: (760) 889-5002

EMAIL: nathanyounan@Gmail.Com

QUESTIONS/COMMENTS:

SC 32 - Betziy

KEEP OUR NEIGHBORHOOD SAFE

- [x] YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.
- [ ] YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Noal Betziy

ADDRESS: 11959 Gorham Ave 4 LA 90049

CELL: 310 774 1316

EMAIL:

QUESTIONS/COMMENTS:

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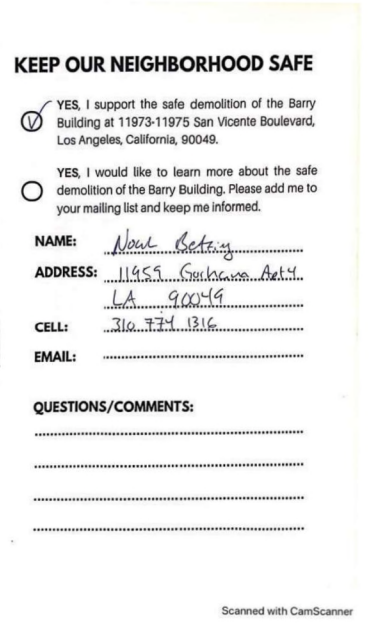
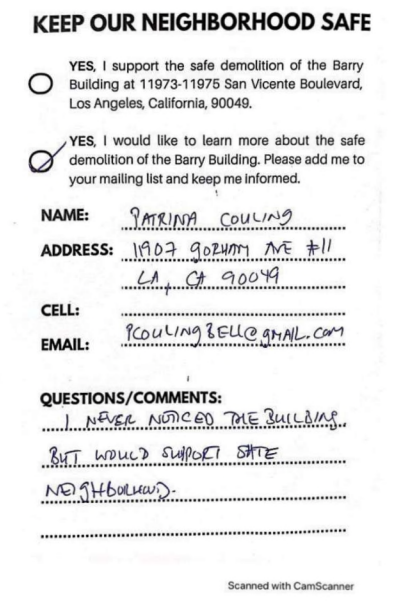
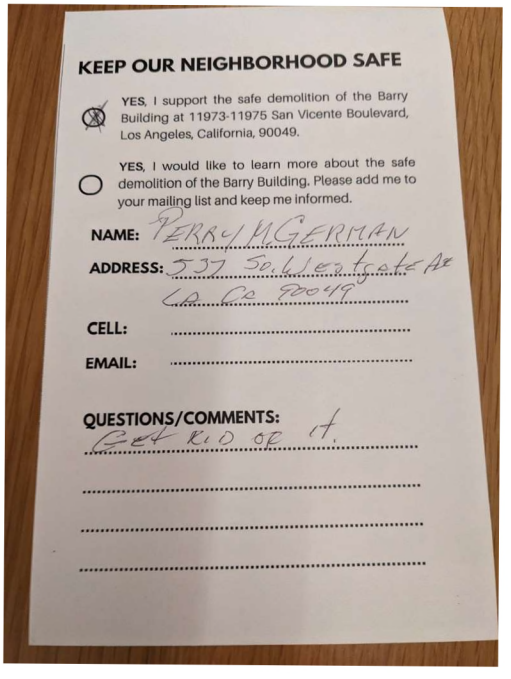
SC 33 - Couling







KEEP OUR NEIGHBORHOOD SAFE

- [ ] YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.
- [x] YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: PATRINA COULING

ADDRESS: 11907 GORHAM AVE #11 LA, CA 90049

CELL:

EMAIL: PCOULINGBELL@GMAIL.COM

QUESTIONS/COMMENTS:

I NEVER NOTICED THE BUILDING. BUT WOULD SUPPORT SAFE NEIGHBORHOOD.

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SC 34 - German

KEEP OUR NEIGHBORHOOD SAFE

- [x] YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.
- [ ] YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: PERRY M. GERMAN

ADDRESS: 537 So. Westgate Ave LA CA 90049

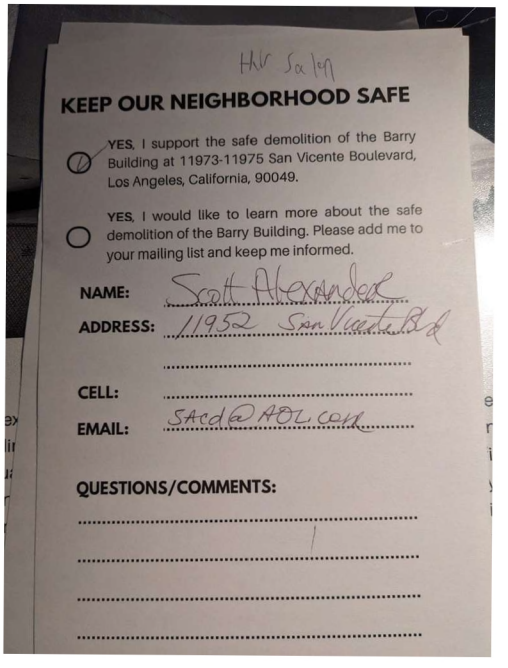
CELL:

EMAIL:

QUESTIONS/COMMENTS:

Get rid of it.

SC 35 - Alexander



HW Salon

KEEP OUR NEIGHBORHOOD SAFE

- [x] YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.
- [ ] YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Scott Alexander

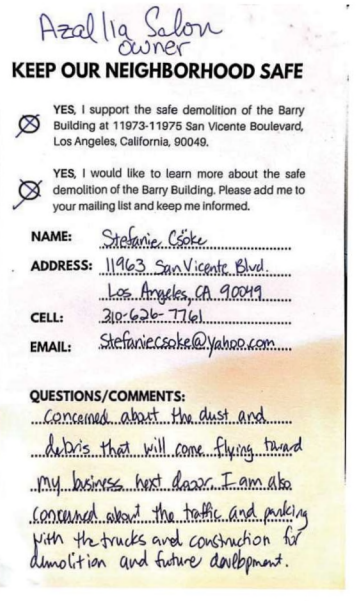
ADDRESS: 11952 San Vicente Blvd

CELL:

EMAIL: SAcd@AOL.com

QUESTIONS/COMMENTS:

SC 36 - Csoke



Azallia Salon owner

KEEP OUR NEIGHBORHOOD SAFE

- [x] YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.
- [x] YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Stefanie Csöke

ADDRESS: 11963 San Vicente Blvd. Los Angeles, CA 90049

CELL: 310-626-7761

EMAIL: Stefaniecsoke@yahoo.com

QUESTIONS/COMMENTS:

Concerned about the dust and debris that will come flying toward my business next door. I am also concerned about the traffic and parking with the trucks and construction for demolition and future development.

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SC 37 - Johnson

KEEP OUR NEIGHBORHOOD SAFE

(X) YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

( ) YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Sterling Johnson

ADDRESS: 11961 Montana Ave
LA CA 90049

CELL: 310-862-6988

EMAIL: sjsc213@hotmail.com

QUESTIONS/COMMENTS:
Needs to be developed + retrofit cost to retrofit shouldn't be put wholly on ownership.

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SC 38 - Douglas

KEEP OUR NEIGHBORHOOD SAFE

(X) YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

( ) YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Sue Ella Douglas

ADDRESS: 443 So Saltair
LA 90049

CELL: 310 710-7682

EMAIL: sueellendouglas@gmail.com

QUESTIONS/COMMENTS:
I support the demo.
AE

Scanned with CamScanner

SC 39 - Burmaka

KEEP OUR NEIGHBORHOOD SAFE

(X) YES, I support the safe demolition of the Barry Building at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049.

( ) YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Vsevolod Burmaka

ADDRESS: 11937 Gorham Ave #6
Los Angeles, CA 90049

CELL: 240-988-1708

EMAIL: sevaburmaka@gmail.com

QUESTIONS/COMMENTS:
I have no connection to the building
Safety first

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ALSTON & BIRD

350 South Grand Avenue, 51st Floor
Los Angeles, CA 90071
213-576-1000 | Fax: 213-576-1100

Edward J. Casey Direct Dial: **+1 213 576 1005** Email: **ed.casey@alston.com**

July 22, 2025

Osama Younan, General Manager
Los Angeles Department of Building and Safety
201 North Figueroa Street, Suite 1030
Los Angeles, CA 90012
Attn: Veronica Lopez, Secretary, Board of Building and Safety Commission

Re: 11973 San Vicente Blvd (Response to Appeal Challenging Demolition Permit)

Dear Ms. Lopez:

On behalf of the owner ("Property Owner") of the subject property located on 11973 San Vincente Boulevard in Los Angeles (the "Property"), I am sending this letter to respond to the letter dated July 8, 2025 from Susan Brandt-Hawley (the "Hawley Letter") in support of the appeal ("Appeal") purportedly filed by a group called Angelenos for Historic Preservation (the "Appellant").[1] The Appeal objects to the Department of Building and Safety's ("DBS") certification of the Environment Impact Report ("EIR") and adoption of a Statement of Overriding Consideration ("SOC") for a permit to demolish ("Demo Permit") the one building remaining on the Property (the so-called "Barry Building"). As correctly stated in the Hawley Letter, the legal validity of DBS' certification of the EIR and adoption of the SOC is based on whether there is "substantial evidence" to support those decisions. As explained below, all of the evidence submitted during the permitting process supports DBS' actions, and the Appellant (nor any other project opponent) has not submitted any evidence, technical, expert, or otherwise, to support their opposition position. Nor has the Appellant (nor any other project opponent) challenged the validity of submitted evidence or conclusions drawn.

[1] We note that the actual appeal application included with the Hawley Letter is not signed by the Appellant, nor does the application even state the Appellant's name. For that reason alone, the Appeal should be denied by the City.

I. WHAT CONSTITUTES SUBSTANTIAL EVIDENCE

Since the Appeal concerns the EIR and SOC, the controlling law is the California Environmental Quality Act ("CEQA"). CEQA has a very clear definition of "substantial evidence." CEQA Guideline 15384 defines substantial evidence as follows: "'Substantial evidence' as used in these guidelines means enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. … Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts." (Emphasis added.) Guideline 15384 also defines what is not substantial evidence: "Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment does not constitute substantial evidence." (Emphasis added.) As shown below, the Appellant (or any project opponent) has only provided opinion and speculation, but not substantial evidence.

II. CERTIFICATION OF THE EIR IS NOT IN DISPUTE

The Appeal does not object to the certification of the of the EIR (nor did the Cultural Heritage Commission.) A certification of EIR necessarily means that the EIR "was completed in compliance with CEQA." (Refer to CEQA Guideline 15090(a).) That further means that the EIR analyzed a "reasonable range" of alternatives that could preserve the Barry Building because that is a requirement for EIRs under CEQA. (Refer to CEQA Guideline 15126.6(a).)

In this case, the range of preservation alternatives evaluated in the EIR was comprehensive. The EIR examined these alternatives:

1. Alternative 1 is a "No Project" alternative, which assumes the project would not be implemented and the existing building would remain on site. However, as the Barry Building is required to comply with the Soft Story Ordinance, the mandatory seismic retrofit work in the south wing is included in this alternative. In this scenario, the building would not be suitable for occupancy as structural deficiencies in other wings would remain and mandatory ADA improvements would not be made.

2. Alternative 2 is the "Preservation" alternative. In this scenario, the Soft Story seismic retrofit work *and* additional structural improvements, ADA renovations, building code, and energy efficiency upgrades would be made to the existing building.

3. Alternative 3 is the "Preservation with New Construction" alternative. In this alternative, the Barry Building would be partially preserved (and renovated for occupancy). A portion of the building

would be demolished and a new "annex" would be built to increase leasable commercial space on the site.

4. Alternative 4 is the "Relocation" alternative. This scenario involves dismantling the building into smaller segments and transporting them to a new location.

III. THE ECONOMIC INFEASIBILITY OF THE PRESERVATION ALTERNATIVES WAS CONFIRMED BY MULTIPLE EXPERT REPORTS – AND NO EXPERT REPORT WAS EVER SUBMITTED BY ANYONE IN OPPOSITION

CEQA also has a clear definition of "feasibility." CEQA Guideline 15364 provides this definition: "'Feasible' means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." (Emphasis added.)

The economic infeasibility of preserving the Barry Building as a local historic monument was studied in multiple reports authored by multiple experts. Specifically, those reports included, among others, a report prepared by Gruen Associates regarding necessary Barry Building ADA Update Requirements (June 2021); an analysis prepared by Hill International regarding cost of completing the identified Barry Building Renovations (November 2022); and pro formas prepared by CBRE, Inc. entitled Barry Building Land Residual Analysis (March 2023). These expert findings were attached to a detailed letter sent to the Los Angeles City Planning office on April 20, 2023.[2] Those reports confirm that the projected costs associated with implementing the necessary upgrades to the Barry Building in 2022 (including seismic retrofitting and ADA and Building Code upgrades) would cost approximately $12,818,000.

As the costs of construction and renovation work continued to rise since the initial analysis, additional analysis was conducted in 2024 to evaluate the updated cost of the renovation and seismic work. This updated expert analysis included a revised report prepared by Hill International regarding a Revised Cost Estimate (June 2024) and an analysis prepared by CBRE Valuation considering a Revised Revenue Analysis (July 2024) which were attached to a letter sent to the Office of Historic Resources along with additional materials on July 15, 2024. Further updated cost opinions were prepared by Hill International (November 2024) and CBRE prepared an additional Appraisal Report (November 2024). These were provided to the Planning Department on November 14, 2024. Experts opined that the cost to complete this rehabilitation work as of late 2024 was $17.1 million. (From June 1, 2021, to June 26, 2024, the cost per square foot for this renovation work rose from $777 to $1,108; in November 2024 the cost per square foot was estimated at $970 to $1,270.) This escalation is primarily driven by higher labor costs, increased material prices, and rising transportation and disposal fees.

[2] All reports referenced herein have been previously submitted to the City. Concurrently with this letter, these documents are being reshared with the City via email.

In addition to estimating the total cost associated with renovating the Barry Building for occupancy, expert analysis was conducted by CBRE to determine the maximum revenue that would be generated from a rehabilitated Barry Building and compared that potential revenue against the costs of renovating and leasing the Barry Building. That expert analysis evaluated both Alternative 2 of the DEIR (the "Preservation Alternative") and Alternative 3 of the DEIR (the "Partial Preservation with New Construction Alternative."

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. Compared with the original cost estimate (plus additional expenses detailed in the proforma) resulted in a residual land value of **negative $5,663,653**. Considering the updated cost figure, the value of preserving the Barry Building per Alternative 2 is now estimated at **negative $9.9 million**.

Alternative 3[3] also presented a negative land valuation despite the additional revenue opportunity with the expanded leasable space in this alternative. The expert's initial analysis estimated a **negative valuation of $3,733,908**, and their revised cost estimate results in a land valuation of **negative $12 million**.

Importantly for the Appeal, which is governed by substantial evidence, neither the Appellant nor any other person ever submitted any economic report or analysis contradicting any of these experts' findings, not during the EIR process and not nor during any aspect of the permitting process.

Based on the uncontroverted evidence establishing economic infeasibility, DBS properly adopted CEQA Findings that concluded that the preservation alternatives were infeasible. (Refer to the Letter of Determination, pages 18 - 33.)

IV. THE SOC IS SUPPORTED BY SUBSTANTIAL EVIDENCE, WITH NO EVIDENCE OFFERED TO THE CONTRARY

With the economical infeasibility of the preservation alternatives established, there is no mitigation or measure that could fully avoid the significant impact associated with demolishing the Barry Building.[4] And before proceeding to discuss the SOC, it is

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[3] Alternative 3 would preserve the south, east, and west wings of the Barry Building, the courtyard and the south façade of the north wing, and would include the same seismic and code compliant renovations on these wings. In addition, Alternative 3 would include the construction of a new building behind (north of) the existing building (referred to as the annex). This alternative was selected to evaluate because it provides for the maximum income potential for the Property.

[4] The only appellate case cited in the Hawley Letter concerning impacts to historic buildings under CEQA (*Architectural Heritage Association v. County of Monterey* (2004) 122 Cal.App.4th 1095)

important to note that the City's own Code gives the owner of a building that has been cited under the Soft Story Ordinance the option to renovate the building or to demolish it. The Soft Story Ordinance specially provides that in order to achieve compliance the building may be demolished "at the owner's option." (LAMC 91.9305.1). Respecting that unilateral option in this case is critical because forcing the Property Owner to spend millions of dollars on a property that would not have a value commensurate with those costs and result in a multi-million-dollar negative value could raise a host of other troubling legal issues.

Under CEQA, before an agency can approve the requested permit for a project that would cause a significant environmental impact that cannot be mitigated, the agency must adopt a Statement of Overriding Consideration. (SOCs are governed by CEQA Guideline 15091.) In a SOC, the agency determines whether the benefit of the project outweighs the significant environmental impact. Importantly, case law as well as the longstanding practice of the City holds that it only takes a single project benefit to outweigh the significant impact. (Refer to page 36-39 of the Letter of Determination.)

The SOC adopted by DBS for the Demo Permit properly followed CEQA's requirements for SOCs. The first project benefit listed in the SOC adopted by DBS is compliance with the City's Soft Story Ordinance and preventing harm to the public due to a seismic event at the Property. Specifically, the SOC states: "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 its objectives to protect public safety or possible occupants in the event of a moderate to severe earthquake."[5]

Contrary to the conclusory assertions in the Hawley Letter, there is more than substantial evidence in the record supporting that project benefit. First, DBS itself

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actually confirms that photographing and documenting a historic building does not mitigate the impact to a less-than-significant level. (See page 1120 of that decision.)

[5] The SOC identified four other benefits of the Project and concluded that each one would justify the significant impact associated with demolition. Those other project benefits are (1) "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 risks to the surrounding community and adjacent properties for unlawful behavior within a structurally unsound building; (2) 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; (3) 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 (4) the Project would create jobs during demolition for construction workers in the City." (Letter of Determination, page 37.)

determined, upon inspection of the site, that the Barry Building is subject to the Soft Story Ordinance as it has a "soft story" likely to suffer significant damage during or after an earthquake. As a result, the building must comply with the Soft Story Ordinance or face penalties, specifically the Barry Building must either undergo seismic retrofitting or demolition to meet the minimum seismic standards outlined in the Soft Story Ordinance.

After that determination by DBS, numerous technical reports were prepared evaluating the seismic stability of the Barry Building. Those reports included the following:

- Seismic Assessment, Englekirk Structural Engineers, June 6, 2022 (DEIR Appendix G)
- Letter from Englekirk Structural Engineers regarding Two Phases of Structural Work Required by Barry Building, June 1, 2021 (DEIR Appendix H-2)
- Letter from Englekirk Structural Engineers clarifying Application of Soft Story Ordinance to Barry Building Wings, June 3, 2022 (DEIR Appendix H-3)
- Barry Building ADA Upgrade Requirements, Gruen Associates, June 2021 (DEIR Appendix H-5)

Those reports concluded that the south wing of the building that faces San Vicente Boulevard utilizes a pass-through at the ground floor that accesses the interior courtyard. As a result, there are no bearing walls that extend to the foundation and instead the second floor is supported on a series of isolated steel columns. The seismic retrofit scheme to correct this "soft story" consists of steel moment frame structures that would be located within the Barry Building and supported on new concrete footings. These steel moment frame structures would provide lateral bracing for the south wing. In addition, new wood shear walls would be installed to minimize architectural impact on the Barry Building.

Further, in addition to the seismic work required to comply with the Soft Story Ordinance, additional structural retrofitting work is needed on the remaining wings to make the building safe for occupancy. These experts found that the Barry Building's seismic force resisting system is highly overstressed. The report notes several structural deficiencies in the Barry Building. For example, (1) interior demising walls do not form a complete seismic-force-resisting system or a complete lateral bracing system; (2) vertical elements of the seismic-force-resisting system are discontinuous between floors; (3) the north, east, and west wings range from being 190% - 650% overstressed; (4) the steel posts in the south wing do not possess any lateral resistance, so a possible collapse of this wing could result during a seismic event; (5) there is no existing wall or lateral resisting element to resist seismic loads in the south wing, so significant lateral displacement may be expected during a seismic event; and (6) the demand over capacity ratios for the typical diaphragm at the roof and second floor is highly overstressed.

These experts identified and prepared a seismic retrofit scheme that outlines the work required to address the issues identified above. This work includes new and strengthened wood shear walls, new foundations to support the seismic loads resisted by

the new shear walls, and adding and strengthening the first floor, second floor, and roof diaphragms among other work. Further, the experts concluded that significant retrofitting was still required even if the Historical Building Code were applied.[6]

Neither Appellant nor anyone else in opposition to the Demo Permit submitted any technical reports or analysis to the contrary.

Since those reports establish the seismic risks associated with the Barry Building, demolishing the building in compliance with the Soft Story Ordinance will accomplish the very goal of the Ordinance—"to promote public safety and welfare by reducing the risk of death or injury that a may result from the effects of earthquakes on tilt-up concrete wall buildings designed under the building codes in effect prior to January 1, 1976. Such buildings have been categorized, based on past earthquakes, as being potentially hazardous and prone to significant damage, including possible collapse, in a moderate to major earthquake." (*Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Soft, Weak or Open Front Walls,* Los Angeles Municipal Code § 91.9401.) This benefit alone justifies adoption of the SOC.

V. THERE IS NO EVIDENCE TO SUPPORT THE APPELLANT'S CLAIM OF PIECEMEALING

Despite Appellant's unsupported assertion, there is no evidence that the requested Demo Permit is part of a larger project, which would trigger CEQA's so-called "piecemealing" doctrine. This unsupported claim was fully addressed in the Responses to Comments included in the City's Final EIR. Specifically, Response to Comment A3.2 concluded that with respect to the Barry Building, there is no evidence that the Project Applicant intends to develop the Subject Property with any new, specific uses. The Project Applicant has not filed for any entitlements for the development of new buildings at the Project Site; and in its application for the Demolition Permit, the Applicant has stated under penalty of perjury that the demolition of the Barry Building is not part of a larger or new development project. (A copy of that application is provided at Appendix B to the Final EIR for the Project.) Further, the this Response to Comment properly concluded that "there is no future project and it would constitute impermissible speculation as to the type of a future project that may eventually be developed at the Project Site. Further, a prior application to develop a project at the site (known as the Green Hollow Square Project) was formally withdrawn, as confirmed in a letter from City Planning dated December 17,

[6] In addition to the extensive seismic work that would be required to retrofit the Barry Building, significant work is needed to update the building in compliance with the Americans with Disabilities Act (ADA). Based on another expert report, ADA compliance issues were identified such as the second story is currently not accessible; there is no accessible women's restroom; all doors, thresholds and landings are not sufficiently sized for wheelchair or accessibility device access which requires significant renovation to tenant spaces; and the two-lane driveway to the east does not have a legal sidewalk width. A total of 37 different ADA upgrades are recommended to bring the Barry Building into full ADA compliance.

2013. (Refer to Appendix R to this Final EIR.)" The Hawley Letter does not address this aspect of the Final EIR whatsoever.

VI. CONCLUSION

The Appeal is governed by the substantial evidence test. The appeal fails that test. Substantial evidence supports the conclusion that the Final EIR was completed in compliance with CEQA. The appeal takes no issue with that conclusion. Therefore, the EIR adequately analyzed a reasonable range of preservation alternatives to the demolition of the Barry building. Further, the economic infeasibility of those preservation alternatives were confirmed by multiple expert reports. The Appeal addresses none of those multiple expert reports, and offers no expert reports of its own to the contrary. Therefore, the infeasibility of the preservation alternatives is beyond question.

Thus, the only issue in this appeal is whether there was substantial evidence to support the City's adoption of the SOC when it concluded that each of the project benefits listed therein outweigh the impact to historical resources attributable to the demolition of the building. One of those project benefits is compliance with the City's Soft Story Ordinance, which seeks to protect public health by requiring rehabilitation or demolition of seismically unsound buildings. Multiple technical reports confirmed the seismic instability of the Barry building, including the City's own Building & Safety Department reaching that determination many years ago. The Appeal does not address those expert analyses. Instead, the Apellant simply offers its own opinion, as well as the opinion of certain members of the Cultural Heritage Commission, that the impact of demolishing the building outweighs the project benefits. But CEQA is very clear that opinion alone is never sufficient to outweigh substantial evidence to the contrary. Accordingly, we respectively request that the City deny the Appeal.

Sincerely,

Edward J. Casey
Attorneys for 11973 San Vicente LLC

cc: Craig Bullock, Planning Director (Office of Councilmember Traci Park)
craig.bullock@lacity.org

Mindy Nyugen, Senior City Planner
mindy.nguyen@lacity.org

Enclosures (provided via email)

The enclosures to this letter are identified in the manner in which they were originally provided to the City, including the transmitting letter or email were applicable. The enclosures are organized by transmittal package, containing all attachments for completeness, including those not referenced herein. The list below includes all of the technical reports addressing the economic infeasibility of the preservation alternatives referenced at pages 3 to 4 of our July 22, 2025 letter as well as all of the technical reports addressing the seismic instability of the Barry Building discussed at pages 6 to 7 of our July 22nd letter. Finally, Enclosure 5 does not include a transmittal, rather it contains the seismic reports included in the EIR. The enclosures and their attachments are as follows:

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    a. Attachment A: *11971 San Vicente Boulevard – Retrofit Schemes* by Englekirk Structural Engineers (June 2021) (Soft Story Retrofit Letter Report)

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d. Attachment D: Photographs of May 2024 break-in at site

e. Attachment E: April 20, 2023, Letter to J. Harris (Planning Dept.) regarding Cost Analysis a. Note: Attachments A-E to this letter are not included here for brevity as they are also Appendices included in the DEIR. We are happy to provide these reports separately if desired.

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   a. Attached BARRY BUILDING RETROFIT spreadsheet, dated 10/3/2024

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July 22, 2025

Osama Younan, General Manager
Los Angeles Department of Building and Safety
201 North Figueroa Street, Suite 1030
Los Angeles, CA 90012
Attn: Veronica Lopez, Secretary, Board of Building and Safety Commission

Re: 11973 San Vicente Blvd (Response to Appeal Challenging Demolition Permit)

Dear Ms. Lopez:

On behalf of the owner ("Property Owner") of the subject property located on 11973 San Vincente Boulevard in Los Angeles (the "Property"), I am sending this letter to respond to the letter dated July 8, 2025 from Susan Brandt-Hawley (the "Hawley Letter") in support of the appeal ("Appeal") purportedly filed by a group called Angelenos for Historic Preservation (the "Appellant").[1] The Appeal objects to the Department of Building and Safety's ("DBS") certification of the Environment Impact Report ("EIR") and adoption of a Statement of Overriding Consideration ("SOC") for a permit to demolish ("Demo Permit") the one building remaining on the Property (the so-called "Barry Building"). As correctly stated in the Hawley Letter, the legal validity of DBS' certification of the EIR and adoption of the SOC is based on whether there is "substantial evidence" to support those decisions. As explained below, all of the evidence submitted during the permitting process supports DBS' actions, and the Appellant (nor any other project opponent) has not submitted any evidence, technical, expert, or otherwise, to support their opposition position. Nor has the Appellant (nor any other project opponent) challenged the validity of submitted evidence or conclusions drawn.

[1] We note that the actual appeal application included with the Hawley Letter is not signed by the Appellant, nor does the application even state the Appellant's name. For that reason alone, the Appeal should be denied by the City.

I. WHAT CONSTITUTES SUBSTANTIAL EVIDENCE

Since the Appeal concerns the EIR and SOC, the controlling law is the California Environmental Quality Act ("CEQA"). CEQA has a very clear definition of "substantial evidence." CEQA Guideline 15384 defines substantial evidence as follows: "'Substantial evidence' as used in these guidelines means enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. … Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts." (Emphasis added.) Guideline 15384 also defines what is not substantial evidence: "Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment does not constitute substantial evidence." (Emphasis added.) As shown below, the Appellant (or any project opponent) has only provided opinion and speculation, but not substantial evidence.

II. CERTIFICATION OF THE EIR IS NOT IN DISPUTE

The Appeal does not object to the certification of the of the EIR (nor did the Cultural Heritage Commission.) A certification of EIR necessarily means that the EIR "was completed in compliance with CEQA." (Refer to CEQA Guideline 15090(a).) That further means that the EIR analyzed a "reasonable range" of alternatives that could preserve the Barry Building because that is a requirement for EIRs under CEQA. (Refer to CEQA Guideline 15126.6(a).)

In this case, the range of preservation alternatives evaluated in the EIR was comprehensive. The EIR examined these alternatives:

1. Alternative 1 is a "No Project" alternative, which assumes the project would not be implemented and the existing building would remain on site. However, as the Barry Building is required to comply with the Soft Story Ordinance, the mandatory seismic retrofit work in the south wing is included in this alternative. In this scenario, the building would not be suitable for occupancy as structural deficiencies in other wings would remain and mandatory ADA improvements would not be made.

2. Alternative 2 is the "Preservation" alternative. In this scenario, the Soft Story seismic retrofit work *and* additional structural improvements, ADA renovations, building code, and energy efficiency upgrades would be made to the existing building.

3. Alternative 3 is the "Preservation with New Construction" alternative. In this alternative, the Barry Building would be partially preserved (and renovated for occupancy). A portion of the building

would be demolished and a new "annex" would be built to increase leasable commercial space on the site.

4. Alternative 4 is the "Relocation" alternative. This scenario involves dismantling the building into smaller segments and transporting them to a new location.

III. THE ECONOMIC INFEASIBILITY OF THE PRESERVATION ALTERNATIVES WAS CONFIRMED BY MULTIPLE EXPERT REPORTS – AND NO EXPERT REPORT WAS EVER SUBMITTED BY ANYONE IN OPPOSITION

CEQA also has a clear definition of "feasibility." CEQA Guideline 15364 provides this definition: "'Feasible' means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." (Emphasis added.)

The economic infeasibility of preserving the Barry Building as a local historic monument was studied in multiple reports authored by multiple experts. Specifically, those reports included, among others, a report prepared by Gruen Associates regarding necessary Barry Building ADA Update Requirements (June 2021); an analysis prepared by Hill International regarding cost of completing the identified Barry Building Renovations (November 2022); and pro formas prepared by CBRE, Inc. entitled Barry Building Land Residual Analysis (March 2023). These expert findings were attached to a detailed letter sent to the Los Angeles City Planning office on April 20, 2023.[2] Those reports confirm that the projected costs associated with implementing the necessary upgrades to the Barry Building in 2022 (including seismic retrofitting and ADA and Building Code upgrades) would cost approximately $12,818,000.

As the costs of construction and renovation work continued to rise since the initial analysis, additional analysis was conducted in 2024 to evaluate the updated cost of the renovation and seismic work. This updated expert analysis included a revised report prepared by Hill International regarding a Revised Cost Estimate (June 2024) and an analysis prepared by CBRE Valuation considering a Revised Revenue Analysis (July 2024) which were attached to a letter sent to the Office of Historic Resources along with additional materials on July 15, 2024. Further updated cost opinions were prepared by Hill International (November 2024) and CBRE prepared an additional Appraisal Report (November 2024). These were provided to the Planning Department on November 14, 2024. Experts opined that the cost to complete this rehabilitation work as of late 2024 was $17.1 million. (From June 1, 2021, to June 26, 2024, the cost per square foot for this renovation work rose from $777 to $1,108; in November 2024 the cost per square foot was estimated at $970 to $1,270.) This escalation is primarily driven by higher labor costs, increased material prices, and rising transportation and disposal fees.

[2] All reports referenced herein have been previously submitted to the City. Concurrently with this letter, these documents are being reshared with the City via email.

In addition to estimating the total cost associated with renovating the Barry Building for occupancy, expert analysis was conducted by CBRE to determine the maximum revenue that would be generated from a rehabilitated Barry Building and compared that potential revenue against the costs of renovating and leasing the Barry Building. That expert analysis evaluated both Alternative 2 of the DEIR (the "Preservation Alternative") and Alternative 3 of the DEIR (the "Partial Preservation with New Construction Alternative."

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. Compared with the original cost estimate (plus additional expenses detailed in the proforma) resulted in a residual land value of **negative $5,663,653**. Considering the updated cost figure, the value of preserving the Barry Building per Alternative 2 is now estimated at **negative $9.9 million**.

Alternative 3[3] also presented a negative land valuation despite the additional revenue opportunity with the expanded leasable space in this alternative. The expert's initial analysis estimated a **negative valuation of $3,733,908**, and their revised cost estimate results in a land valuation of **negative $12 million**.

Importantly for the Appeal, which is governed by substantial evidence, neither the Appellant nor any other person ever submitted any economic report or analysis contradicting any of these experts' findings, not during the EIR process and not nor during any aspect of the permitting process.

Based on the uncontroverted evidence establishing economic infeasibility, DBS properly adopted CEQA Findings that concluded that the preservation alternatives were infeasible. (Refer to the Letter of Determination, pages 18 - 33.)

IV. THE SOC IS SUPPORTED BY SUBSTANTIAL EVIDENCE, WITH NO EVIDENCE OFFERED TO THE CONTRARY

With the economical infeasibility of the preservation alternatives established, there is no mitigation or measure that could fully avoid the significant impact associated with demolishing the Barry Building.[4] And before proceeding to discuss the SOC, it is

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[3] Alternative 3 would preserve the south, east, and west wings of the Barry Building, the courtyard and the south façade of the north wing, and would include the same seismic and code compliant renovations on these wings. In addition, Alternative 3 would include the construction of a new building behind (north of) the existing building (referred to as the annex). This alternative was selected to evaluate because it provides for the maximum income potential for the Property.

[4] The only appellate case cited in the Hawley Letter concerning impacts to historic buildings under CEQA (*Architectural Heritage Association v. County of Monterey* (2004) 122 Cal.App.4th 1095)

important to note that the City's own Code gives the owner of a building that has been cited under the Soft Story Ordinance the option to renovate the building or to demolish it. The Soft Story Ordinance specially provides that in order to achieve compliance the building may be demolished "at the owner's option." (LAMC 91.9305.1). Respecting that unilateral option in this case is critical because forcing the Property Owner to spend millions of dollars on a property that would not have a value commensurate with those costs and result in a multi-million-dollar negative value could raise a host of other troubling legal issues.

Under CEQA, before an agency can approve the requested permit for a project that would cause a significant environmental impact that cannot be mitigated, the agency must adopt a Statement of Overriding Consideration. (SOCs are governed by CEQA Guideline 15091.) In a SOC, the agency determines whether the benefit of the project outweighs the significant environmental impact. Importantly, case law as well as the longstanding practice of the City holds that it only takes a single project benefit to outweigh the significant impact. (Refer to page 36-39 of the Letter of Determination.)

The SOC adopted by DBS for the Demo Permit properly followed CEQA's requirements for SOCs. The first project benefit listed in the SOC adopted by DBS is compliance with the City's Soft Story Ordinance and preventing harm to the public due to a seismic event at the Property. Specifically, the SOC states: "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 its objectives to protect public safety or possible occupants in the event of a moderate to severe earthquake."[5]

Contrary to the conclusory assertions in the Hawley Letter, there is more than substantial evidence in the record supporting that project benefit. First, DBS itself

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actually confirms that photographing and documenting a historic building does not mitigate the impact to a less-than-significant level. (See page 1120 of that decision.)

[5] The SOC identified four other benefits of the Project and concluded that each one would justify the significant impact associated with demolition. Those other project benefits are (1) "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 risks to the surrounding community and adjacent properties for unlawful behavior within a structurally unsound building; (2) 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; (3) 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 (4) the Project would create jobs during demolition for construction workers in the City." (Letter of Determination, page 37.)

determined, upon inspection of the site, that the Barry Building is subject to the Soft Story Ordinance as it has a "soft story" likely to suffer significant damage during or after an earthquake. As a result, the building must comply with the Soft Story Ordinance or face penalties, specifically the Barry Building must either undergo seismic retrofitting or demolition to meet the minimum seismic standards outlined in the Soft Story Ordinance.

After that determination by DBS, numerous technical reports were prepared evaluating the seismic stability of the Barry Building. Those reports included the following:

- Seismic Assessment, Englekirk Structural Engineers, June 6, 2022 (DEIR Appendix G)
- Letter from Englekirk Structural Engineers regarding Two Phases of Structural Work Required by Barry Building, June 1, 2021 (DEIR Appendix H-2)
- Letter from Englekirk Structural Engineers clarifying Application of Soft Story Ordinance to Barry Building Wings, June 3, 2022 (DEIR Appendix H-3)
- Barry Building ADA Upgrade Requirements, Gruen Associates, June 2021 (DEIR Appendix H-5)

Those reports concluded that the south wing of the building that faces San Vicente Boulevard utilizes a pass-through at the ground floor that accesses the interior courtyard. As a result, there are no bearing walls that extend to the foundation and instead the second floor is supported on a series of isolated steel columns. The seismic retrofit scheme to correct this "soft story" consists of steel moment frame structures that would be located within the Barry Building and supported on new concrete footings. These steel moment frame structures would provide lateral bracing for the south wing. In addition, new wood shear walls would be installed to minimize architectural impact on the Barry Building.

Further, in addition to the seismic work required to comply with the Soft Story Ordinance, additional structural retrofitting work is needed on the remaining wings to make the building safe for occupancy. These experts found that the Barry Building's seismic force resisting system is highly overstressed. The report notes several structural deficiencies in the Barry Building. For example, (1) interior demising walls do not form a complete seismic-force-resisting system or a complete lateral bracing system; (2) vertical elements of the seismic-force-resisting system are discontinuous between floors; (3) the north, east, and west wings range from being 190% - 650% overstressed; (4) the steel posts in the south wing do not possess any lateral resistance, so a possible collapse of this wing could result during a seismic event; (5) there is no existing wall or lateral resisting element to resist seismic loads in the south wing, so significant lateral displacement may be expected during a seismic event; and (6) the demand over capacity ratios for the typical diaphragm at the roof and second floor is highly overstressed.

These experts identified and prepared a seismic retrofit scheme that outlines the work required to address the issues identified above. This work includes new and strengthened wood shear walls, new foundations to support the seismic loads resisted by

the new shear walls, and adding and strengthening the first floor, second floor, and roof diaphragms among other work. Further, the experts concluded that significant retrofitting was still required even if the Historical Building Code were applied.[6]

Neither Appellant nor anyone else in opposition to the Demo Permit submitted any technical reports or analysis to the contrary.

Since those reports establish the seismic risks associated with the Barry Building, demolishing the building in compliance with the Soft Story Ordinance will accomplish the very goal of the Ordinance—"to promote public safety and welfare by reducing the risk of death or injury that a may result from the effects of earthquakes on tilt-up concrete wall buildings designed under the building codes in effect prior to January 1, 1976. Such buildings have been categorized, based on past earthquakes, as being potentially hazardous and prone to significant damage, including possible collapse, in a moderate to major earthquake." (*Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Soft, Weak or Open Front Walls,* Los Angeles Municipal Code § 91.9401.) This benefit alone justifies adoption of the SOC.

V. THERE IS NO EVIDENCE TO SUPPORT THE APPELLANT'S CLAIM OF PIECEMEALING

Despite Appellant's unsupported assertion, there is no evidence that the requested Demo Permit is part of a larger project, which would trigger CEQA's so-called "piecemealing" doctrine. This unsupported claim was fully addressed in the Responses to Comments included in the City's Final EIR. Specifically, Response to Comment A3.2 concluded that with respect to the Barry Building, there is no evidence that the Project Applicant intends to develop the Subject Property with any new, specific uses. The Project Applicant has not filed for any entitlements for the development of new buildings at the Project Site; and in its application for the Demolition Permit, the Applicant has stated under penalty of perjury that the demolition of the Barry Building is not part of a larger or new development project. (A copy of that application is provided at Appendix B to the Final EIR for the Project.) Further, the this Response to Comment properly concluded that "there is no future project and it would constitute impermissible speculation as to the type of a future project that may eventually be developed at the Project Site. Further, a prior application to develop a project at the site (known as the Green Hollow Square Project) was formally withdrawn, as confirmed in a letter from City Planning dated December 17,

[6] In addition to the extensive seismic work that would be required to retrofit the Barry Building, significant work is needed to update the building in compliance with the Americans with Disabilities Act (ADA). Based on another expert report, ADA compliance issues were identified such as the second story is currently not accessible; there is no accessible women's restroom; all doors, thresholds and landings are not sufficiently sized for wheelchair or accessibility device access which requires significant renovation to tenant spaces; and the two-lane driveway to the east does not have a legal sidewalk width. A total of 37 different ADA upgrades are recommended to bring the Barry Building into full ADA compliance.

2013. (Refer to Appendix R to this Final EIR.)" The Hawley Letter does not address this aspect of the Final EIR whatsoever.

VI. CONCLUSION

The Appeal is governed by the substantial evidence test. The appeal fails that test. Substantial evidence supports the conclusion that the Final EIR was completed in compliance with CEQA. The appeal takes no issue with that conclusion. Therefore, the EIR adequately analyzed a reasonable range of preservation alternatives to the demolition of the Barry building. Further, the economic infeasibility of those preservation alternatives were confirmed by multiple expert reports. The Appeal addresses none of those multiple expert reports, and offers no expert reports of its own to the contrary. Therefore, the infeasibility of the preservation alternatives is beyond question.

Thus, the only issue in this appeal is whether there was substantial evidence to support the City's adoption of the SOC when it concluded that each of the project benefits listed therein outweigh the impact to historical resources attributable to the demolition of the building. One of those project benefits is compliance with the City's Soft Story Ordinance, which seeks to protect public health by requiring rehabilitation or demolition of seismically unsound buildings. Multiple technical reports confirmed the seismic instability of the Barry building, including the City's own Building & Safety Department reaching that determination many years ago. The Appeal does not address those expert analyses. Instead, the Apellant simply offers its own opinion, as well as the opinion of certain members of the Cultural Heritage Commission, that the impact of demolishing the building outweighs the project benefits. But CEQA is very clear that opinion alone is never sufficient to outweigh substantial evidence to the contrary. Accordingly, we respectively request that the City deny the Appeal.

Sincerely,

Edward J. Casey
Attorneys for 11973 San Vicente LLC

cc: Craig Bullock, Planning Director (Office of Councilmember Traci Park)
craig.bullock@lacity.org

Mindy Nyugen, Senior City Planner
mindy.nguyen@lacity.org

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Enclosure 1

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Via Overnight Mail

April 20, 2023

James Harris
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(213) 978-1241
james.harris@lacity.org

Re: 11973 San Vicente Boulevard Project / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210

Dear Mr. Harris,

This firm represents the Project Applicant in the above-referenced matter. In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed demolition of the building (Barry Building) located at 11973 San Vicente Boulevard Project (Project). We are enclosing additional memoranda regarding the cost of rehabilitating the Barry Building property located at 11973 San Vicente Boulevard, Los Angeles, California (Property) in the manner described in Alternatives 2 and 3 in the DEIR.

The City, as the lead agency under CEQA for the Project, is not required to report detailed information on financial considerations. Accordingly, the Project Applicant is providing technical analyses as to the rehabilitation costs in an effort to provide full disclosure regarding the current status of the Barry Building. This is not a "comment letter" on the DEIR and thus requires no response in the Final EIR to be prepared by the City as the lead agency. Rather, since the DEIR has properly excluded certain financial considerations, additional information on economic feasibility is provided for inclusion in the administrative record.

The following memoranda are attached to this letter and are summarized below.

1. *11971 San Vicente Boulevard – Retrofit Schemes* by Englekirk Structural Engineers (June 2021) (Soft Story Retrofit Letter Report) (Attachment A to this letter);
2. *11971 San Vicente Boulevard – Retrofit Schemes* by Englekirk Structural Engineers (June 2022) (Attachment B to this letter);
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The Barry Building is currently seismically unsound for occupancy. On October 21, 2014, the property was inspected by the City of Los Angeles Department of Building and Safety. Based on their inspection of the Property, the Department determined that the Barry Building falls within the scope of Division 93, Article I, Chapter IX of the Los Angeles Municipal Code (LAMC § 91.9300 et seq.), titled Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Soft, Weak or Open Front Walls (Soft Story Ordinance). As a result, the Barry Building is required to meet the minimum seismic standards outlined in the Soft Story Ordinance through either seismic retrofit of the Building or demolition.

A voluntary seismic evaluation was completed to determine the safety of the Barry Building outside of the requirements of the Soft Story Ordinance (which applies only to the South Wing of the Barry Building). The evaluation conducted by Englekirk Structural Engineers (discussed in detail below and attached herein as Attachments B and C) determined that that even with the implementation of a structural retrofit pursuant to the Soft Story Ordinance, the remaining building wings would not be structurally sufficient to protect building occupants if the building was subject to a moderate to severe seismic event. Englekirk's assessment determined that the wings *not* subject to the Soft Story Ordinance were currently 190 to 650% overstressed.

Englekirk noted that the building is a historic building and thus is subject to the 2016 California Historical Building Code. Although the California Historical Building Code allows an analysis and retrofit to meet 75% of the current building code forces, based on the level of overstress, Englekirk determined that the same retrofit recommendations should apply.

Thus, in addition to the retrofitting required under the Soft Story Ordinance, if efforts were undertaken to retrofit the Barry Building in an attempt to make it safe for occupancy, additional structural retrofit requirements would be needed on the rest of the Building to address the other identified structural deficiencies and ensure the Barry Building is sufficiently sound to protect building occupants (and pedestrians) in the event of a moderate to severe seismic event.

Furthermore, given the date it was constructed, the Barry Building is currently not in compliance with the Americans with Disabilities Act (ADA) and requires significant renovations to provide even the most basic amenities under the ADA. For example, there is currently no women's restroom on the ground floor; the only women's restroom in the Barry Building is on the second story, which is only accessible by stairs. These and other renovations must be made for the Barry Building to meet the requirements of the ADA and to be suitable for public use. Additional renovations are also required for the existing structure to meet certain provisions of the Building Code.

Collectively, the above-referenced reports found that extensive modifications are required to renovate the Barry Building to meet minimum standards for safety and accessibility, costing approximately $12,818,000. In addition, these upgrades could destroy some historic materials and features that characterize the property and permanently alter the essential form and integrity of the Barry Building.

In addition, a pro forma analyzed the expected value of the land and rental income based on the current real estate market and the costs to complete necessary renovations. This analysis found that the value of the land (assuming rental of the Barry Building) after completing all the necessary costs would be approximately negative $5,663,653. The total cost of preservation and renovation of the Barry Building, even where leasable space is maximized, is significantly greater than value of the renovated Property. Therefore, rehabilitating the Barry Building is not an economically feasible alternative to demolition.

I. Required Structural Upgrades

The Barry Building is currently seismically unsound and is not suitable for occupancy without significant structural improvements. On October 21, 2014, the property was inspected by the City of Los Angeles Department of Building and Safety. The Department determined that based on its inspection of the Building, the Barry Building falls within the scope of Division 93, Article I, Chapter IX of the Los Angeles Municipal Code (LAMC § 91.9300 et seq.), *Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Scft, Weak or Cpen Front Walls* (the "Soft Story Ordinance"). As a result of its current noncompliance, the Barry Building is required to either undergo seismic retrofitting or demolition in order to meet the minimum seismic standards outlined in the Soft Story Ordinance. The work required to comply with this Ordinance is discussed in Englekirk Structural Engineers' Soft Story Retrofit Letter Report (Attachment A to this letter).

Separate from the retrofitting required under the Soft Story Ordinance (which applies to the south wing of the Barry Building), additional renovations are needed on the north, east, and west wings in order to address other (non-soft story) structural deficiencies if efforts were undertaken to make the Barry Building safe for occupancy. This is noted in the second memorandum prepared by Englekirk Structural Engineers (Attachment B to this letter). The third memorandum (Attachment C to this letter) details the additional renovations that are required to address the entire Building's structural deficiencies and necessary upgrades to ensure the Barry Building is sufficiently sound to protect building occupants and pedestrians in the event of a moderate to severe seismic event. All three memoranda regarding the Barry Building's seismic and structural deficiencies are summarized below.

In addition to the required seismic renovations, additional work is needed to bring the existing Building into compliance with the ADA and the Building Code. These upgrades are detailed in a report prepared by Gruen Associates (Attachment E to this letter).[1]

1. *11971 San Vicente Boulevard – Retrofit Schemes* (Soft Story Retrofit Letter Report), Englekirk Structural Engineers (June 2021)

This report provides a structural analysis identifying the work necessary to repair the Barry Building to conform to the City of Los Angeles Soft Story Ordinance. The Soft Story Ordinance applies only to the Barry Building's south wing (the only wing with a "soft story").

The report identifies a seismic retrofit solution that addresses the south wing portion only. The seismic retrofit scheme (referred to as Phase I) consists of steel moment frame structures that are located within the Barry Building and are supported on new concrete footings. These steel moment frame structures provide lateral bracing for the south wing. In addition, there would be new wood shear walls installed to minimize architectural impact on the Barry Building. This scheme is depicted in the sketches attached to this report on pages 3-8.

In addition, Phase II of the retrofit work identifies structural work that is needed beyond the Phase I work described above. This work includes the work to the north, east and west wings that are not retrofitted in the Phase I Soft Story scheme. This includes new

[1] The Barry Building is a designated by the City of Los Angeles as Historic-Cultural Monument. Historic Resources Group considered the voluntary seismic retrofits proposed by Englekirk Structural Engineers and the ADA upgrades recommended by Gruen Associates (both discussed above). It is important to note that Historic Resources Group found that the proposed structural upgrades would destroy some historic materials and features that characterize the property and permanently alter the essential form and integrity of the Barry Building. However, the renovations could still meet standards for rehabilitation of historic buildings. This report is provided as Appendix H-7 to the DEIR and Attachment D to this letter.

and strengthened wood shear walls, new foundations to support the seismic loads resisted by the new shear walls, and adding and strengthening the first floor, second floor, and roof diaphragms. This work is explained in additional detail in *ASCE 41-13 Seismic Assessment*, Englekirk (June 2022) discussed below.

(This report is provided as Appendix H-2 to the DEIR and at Attachment A to this letter.).

2. *11971 San Vicente Boulevard – Retrofit Schemes (Soft Story Memorandum)*, Englekirk Structural Engineers (Rev. June 2022)

This letter explains that the soft story structural retrofit (Phase I work identified above) addresses only the structural deficiencies in the Barry Building's south wing. The Soft Story Ordinance is limited to this Building portion because there is no ascertainable lateral system (commonly referred to a "soft story") and the second and roof levels are not supported on the ground level isolated steel columns. The Soft Story Ordinance does not apply to the remaining wings because they do not have a "soft story." Thus, even with the implementation of the Soft Story Ordinance structural retrofit, the remaining Building wings would not be structurally retrofitted and would not be sufficient to protect building occupants or pedestrians if the Barry Building was subject to a moderate to severe seismic event.

(This letter is provided as Appendix H-3 to the DEIR and at Attachment B to this letter.)

3. *11973 San Vicente Boulevard ASCE 41-13 Seismic Assessment*, Englekirk Structural Engineers (June 2022)

Englekirk Structural Engineer's analysis found that the Barry Building's seismic force resisting system is generally highly overstressed. As a result, their report proposes seismic retrofit upgrades to address structural deficiencies in the Barry Building. The report notes several structural deficiencies in the Barry Building. For example, (1) interior demising walls do not form a complete seismic-force-resisting system or a complete lateral bracing system; (2) vertical elements of the seismic-force-resisting system are discontinuous between floors; (3) the north, east, and west wings range from being 190% - 650% overstressed; (4) the steel posts in the south wing do not possess any lateral resistance, so a possible collapse of this wing could result during a seismic event; (5) there is no existing wall or lateral resisting element to resist seismic loads in the south wing, so significant lateral displacement may be expected during a seismic event; and (6) the demand over capacity ratios for the typical diaphragm at the roof and second floor is highly overstressed.

To conform the seismic force resisting requirements, Englekirk identified a seismic retrofit scheme that would include: strengthening the existing walls, adding new 2-story shear walls, and adding new steel moment frames. (A figure depicting a conceptual scheme for the new shear wall and moment frame locations is included as Figure 7.1 on page 11 of the report.) Specifically, this work would include:

A. Strengthening the existing shear walls would include adding new plywood sheathing and nailing to existing framing; adding new hold-down anchors at each end of each wall and new floor-to-wall connections; and enhancing existing footings or adding new footings. These include exterior and interior walls of the north, east and west wings.

B. Strengthening the existing shear walls would include adding new plywood sheathing and nailing to existing framing; adding new hold-down anchors at each end of each wall and new floor-to-wall connections; and enhancing existing footings or adding new footings. These include exterior and interior walls of the north, east and west wings.

C. New floor and roof diaphragm sheathing would include the addition of new 3/4" plywood sheathing over the entirety of the existing floor and roof sheathing.

D. New two-story steel moment resisting frames would be constructed at the south wing.

While efforts would be made to preserve the historic fabric of the Barry Building where possible, these renovations, may impact the availability or quality of the rentable space. For example, the recommended new shear walls may render portions of the Barry Building less rentable because of the shear wall obstruction at the storefront and office windows. As noted previously, although the California Historical Building Code allows an analysis and retrofit to meet 75% of the current building code forces, based on the Barry Building's current level of overstress, Englekirk determined that the same retrofit recommendations should apply.

The scope of work considered by this report does not include additional required improvements related to Building Code, ADA compliance, plumbing, mechanical, and lighting upgrades.

(This report is included as Appendix G to the DEIR and at Attachment C to this letter.)

4. *Barry Building ADA Upgrade Requirements*, Gruen Associates (June 2021)

This report evaluates the Barry Building's compliance with the Americans with Disabilities Act (ADA). Gruen Associates conducted a site visit and examined various aspects of the Barry Building. Their analysis identifies the elements of the structure(s) are currently not in compliance with the ADA.

The report identifies several instances of significant non-compliance with the ADA. For example, the second story is currently not accessible; there is no women's restroom on the ground floor, the only women's room is on the second story which is not accessible; all

doors, thresholds and landings are not sufficiently sized for wheelchair or accessibility device access which requires significant renovation to tenant spaces; and the two-lane driveway to the east does not have a legal sidewalk width.

A number of other issues were identified that would require modification of the Barry Building or property. Among other deficiencies, there is no passenger drop-off or a loading zone provided at the street or along the alley; the parking layout is not compliant and does not include the required number of accessible stalls; and the parking lot needs to be re-paved at the ADA stalls to ensure floor levelness all the way to the Building's entries.

Some of the illustrated noncompliant conditions may have more than one solution. For example, there are different types or locations of an elevator that could be installed to the second story accessible. Many conditions, however, call for costly and systematic modifications to the building components which overlap with the key character defining features and potentially overall building functionality. See pages 9-34 of the report for photographs of the identified noncompliant conditions.

Some of the upgrades recommended to bring the Barry Building into compliance include:

A. Accessible path of travel improvements, such as new compliant parking, paving, layout, stalls and signage; widening the sidewalk along the east façade[2]; modification or replacement of exterior doors on the east façade; addition of a floor-mounted handrail on the courtyard steps; addition of a curb to the courtyard ramp; addition of a rail or landscape element as a barrier to the underside of the stairs;

B. Plumbing improvements, such as upgrading the first-floor men's room and second-floor women's room to compliance; addition of single unisex restrooms on both floors; code-compliant signage; and installation of an ADA-compliant drinking fountain;

C. Stair and balcony railing improvements, such as the addition of solid or perforated panels to the floating stair risers; contrasting stripes at each tread; replacement of existing stair handrails and balcony guardrails with new handrails at code-compliant height; and addition of wall-mounted handrails at each of the four stairs between the second floor levels;

[2] The existing driveway, to which alternation is suggested to accommodate a wider sideway is under shared ownership with another building. Consent of the building's owner would be required to make this accommodation. As a result, a waiver of the sideway width would likely be required (and may necessitate input from the Fire Marshall). If the waiver is not granted, some tenant spaces will require two doors opening into the patio which would negatively impact window space. See pages 1-2.

D. Vertical transportation improvements, such as addition of elevators and/or lifts to provide access to the second floor; and addition of two exterior areas of assisted rescue on the second-floor balcony; and

E. Tenant space improvements, such as widening all tenant doorways; modifying interior doors, landings and steps; providing code-compliant entry signage; replacement of all door hardware with lever-type; relocation of hardware mounted outside required range; modification of 9" bottom rails on glazed doors; removal and infill of mails slots in doors; relocation of all switches and outlets mounted outside required range; and modification or replacement of at least one window in each unit with operating parts within the required range.

A total of 37 different ADA upgrades are recommended to bring the Barry Building into full ADA compliance.[3]

(This report is also included as Appendix H-5 to the DEIR and Attachment E to this letter.)

II. Cost Analysis of Structural Upgrades

An additional memorandum was prepared to analyze and develop a comprehensive estimate of the cost to complete all renovations required to address the Barry Building's numerous seismic, structural, and accessibility deficiencies identified in the previously discussed reports.

1. *Barry Building Renovations*, Hill International (November 2022)

Attachment F to this letter contains a Cost Report Regarding Barry Building Renovations, prepared by Hill International on November 2, 2022. This report estimates that the projected costs associated with implementing numerous upgrades to the Barry Building (including seismic retrofitting and ADA and Building Code upgrades) would cost approximately $12,818,000.[4]

The cost estimate in this report reflects the findings contained in the following reports (discussed above): *11973 San Vicente Boulevard, ASCE 41-13 Seismic Assessment* by Englekirk Structural Engineers; *Project Impacts Assessment, 11973 San Vicente Boulevard* by Historic Resources Group; *Barry Building ADA Update Requirements* by Gruen Associates; and a site visit completed by the report's author.

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[3] The authority having jurisdiction (AHJ) over any renovation project (including a fire official and ADA Plan Checker) may need to identify compromises in the event that an ADA requirement conflicts with the Barry Building's historic character or other Building Code requirement.

[4] This is likely a conservative estimate, Hill International estimates that construction costs have risen since this estimate was prepared in November 2022.

The data from these reports was used to develop an estimate of the full scope of work required to complete the necessary renovations. The construction items were then priced and totaled using cost metrics as of November 2022.

This report estimates the cost of three categories of construction improvements to the Barry Building: (1) Structural and Life Safety & Building Code Compliance, (2) ADA Access, and (3) Energy and Water Conservation. The report contains two attachments, the first contains estimate supporting documentation. These three tables provide cost details regarding each item of work identified. The second attachment is a repair matrix which identifies the scope of the major categories of work required, and where additional costs may occur. (For example, repairing a sewer line may require work on the existing courtyard concrete.)

The Structural and Life Safety & Building Code Compliance scope of work includes: (1) abatement; (2) structural upgrades; (3) upgrades to steel stairs and railings; (4) fire protection; (5) replacement of HVAC System; and (6) electrical system upgrade.

The ADA Access scope of work includes: (1) development of ramps at second floor walkways and upgrades to railings; (2) replacing doors to increase width to code minimum; (3) upgrading the parking lot to meet ADA requirements; (4) installing an elevator for second floor access; (5) widening the east elevation sidewalk; and (6) realigning restrooms on the first and second floor to meet ADA requirements.

The Energy and Water Conservation scope of work includes: (1) replacing all windows with dual glazed Low E glass; (2) replacing the HVAC system with an energy efficient system; (3) diverting storm water to the storm drain system; and (4) replacing lighting with LED fixtures.

The cost calculation assumed that all minimum code requirements will be met.[5] The necessary renovations to complete the established scope of work are itemized in the three tables included as Attachment 1 to this report. The first table, located on page 9 of the report, identifies the project subtotals for work as divided into 9 subcategories. The second table, spanning pages 10-12 contains an itemized list of each task and required materials to complete the renovations. Finally, table 3 provides a detailed cost estimate for each of the itemized task items on table 2, including required hours per unit, total hours, and cost per square foot. (See table 3 on pages 13-31.)

[5] While it is possible that some of the items estimated could get a waiver from one agency, it is unlikely that all agencies will agree to any specific item. There are some areas where ADA compliance may conflict with other building requirements. For example, the ADA report recommends widening of the East Sidewalk to 5 feet. However, this change would reduce the access drive width. This creates a conflict between the minimum roadway requirement and the ADA sidewalk width requirement. One of the controlling agencies will be required to waive the code requirement to achieve compliance.

As noted in the reports above, a number of major renovations are required to bring the Barry Building into compliance with the ADA, the Building Code, and to ensure the Building is safe for occupancy. For example, the structural work required (including seismic upgrades) would cost approximately $4.5 million; bringing tenant spaces into compliance (including modifying doorways and windows) would cost approximately $2 million; abatement of asbestos, lead paint and other hazardous materials would cost $1.5 million; and installing an elevator to make the second story accessible per the ADA would cost approximately $850,000. (See page 9 for all subtotals.) **The total projected cost for these and the other identified required improvements is $12,818,000**.[6]

III. Revenue Analysis

In addition to estimating the total cost associated with renovating the Barry Building for occupancy, an additional analysis was conducted to determine the maximum revenue that would be generated from a rehabilitated Barry Building and compared that potential revenue against the costs of renovating and leasing the Barry Building.

2. Barry Building Land Residual Analysis, CBRE, Inc. (March 2023)

CBRE prepared a pro forma regarding the land residual value for the Barry Building project, provided here as Attachment G. "Residual land value" is a method for calculating the value of development land. In general terms, residual land value is determined by subtracting all of the expenses and costs associated with an improvement project from the total value of the improved property (referred to as "Gross Development Value" or GDV).[7] Gross development value estimates the value of the property upon completion and lease of a completed project. This is an estimate of what a property will be worth upon refinance or re-sale.

First, CBRE evaluated Alternative 2 of the DEIR (the "Preservation Alternative" or *Land Residual Analysis (Remodel)*), which would involve seismic retrofitting of the existing Barry Building, and the ADA upgrades and Building Code compliance renovations identified in the Hill International Report (Attachment F, discussed above). This alternative estimates a total of an approximate 12,800 square feet of retail uses (and includes some common areas like bathrooms).

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[6] This estimate does *not* take into consideration legal fees, finance costs, or tenant improvements. Hill International's estimate considers approximately 12,800 square feet of leasable space as identified in the DEIR, plus an additional 1,156 square feet of restrooms, mechanical / electric spaces and 1,478 of common spaces including an elevated walkway, main breezeway, and back breezeway into the courtyard which would also require some renovation under the ADA and/or Building Code. The total square footage considered is 15,434. See page 8 of Attachment F.

[7] This is done by subtracting from the total value of a development, all costs associated with the development, including profit but excluding the cost of the land.

To perform the land residual analysis, CBRE analyzed the costs of construction as of November 2022, and evaluated office, retail, and land sale comparable data (or "comps") to the Barry Building and the costs associated with necessary renovations per the Hill International Report. This data is included with the attached pro forma. CBRE was able to estimate the annual projected rent for the renovated Building (assuming ADA, seismic, and Building Code compliance as discussed above). 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.

To determine the residual land value, expenses and costs associated with construction are totaled, and then the full suite of costs is subtracted from the Gross Development Value of $11,361,308. 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.[8] Total costs of Alternative 2 are estimated at $17,024,961. Note that some costs associated with the development, property taxes, insurance, and certain maintenance fees are reimbursed by building tenants, and thus are not included. (These reimbursable expenses are tabulated on page 3 of Attachment G.)

Thus, preserving the Barry Building per Alternative 2, the residual land value is $11,361,308 minus $17,024,961, or negative $5,663,653. This proposed project alternative returns a negative valuation. That is, the total costs of the necessary renovations and preparing the Barry Building for lease are greater than the value of the renovated property.

In addition, CBRE prepared a pro forma valuation based on Alternative 3 of the DEIR (the "Partial Preservation with New Construction Alternative" or *Land Residual Analysis (Remodel + Annex)*), which would involve renovation and preservation of most of the existing Building and construct an additional annex on the on the remaining portion of the Project Site. As explained in the Alternatives Section of the DEIR, Alternative 3 would preserve the south, east, and west wings of the Barry Building, the courtyard, and the south façade of the north wing, and would include the seismic retrofit, ADA upgrades, Building Code compliance, and energy efficiency upgrades. In addition, Alternative 3 would include the construction of a new building behind (north of) the existing building (referred to as the annex). To accommodate the new construction, Alternative 3 would involve demolition of the building volume behind the south façade of the north wing (approximately 25% of the existing building's square footage). This alternative was selected to evaluate because of all of the alternatives that include preservation of the existing Barry Building, it provides for the maximum income potential for the Property. In total, Alternative 3 would include approximately 19,771 square feet of office and retail uses.

[8] Calculating residual land value requires consideration of gross development value, and that gross development value is the total development cost inclusive of the developer's profit.

Under this alternative, CBRE determined that estimated gross annual rental income of the total leasable space would be $1,049,100, and the value of the property at completion is approximately $15,912,339. Subtracting total costs of $19,646,307 (which includes the cost to construct the new annex, and costs of renovation adjusted for the retained leasable square footage,[9] and costs of demolition) from the Gross Development Value of $15,912,339 returns a negative valuation of $3,733,908.

Thus, under Alternative 3 which offers the highest possible revenue for the preserved Barry Building by expanding leasable space, the residual land value is still negative. Even under Alternative 3 the total costs of the necessary renovations and retrofitting to prepare the Barry Building for lease are greater than the value of the renovated property.

It is important to note that for a project of this scale, a standard developer profit of 18% of the project value[10] is assumed to account for the developers' investment of time and money into the project, as well as the assumption of the risks associated with a development project. Here, developer profit here is estimated at $2,045,035 under Alternative 2 and $2,864,232 under Alternative 3 (which corresponds to approximately 18% of GDV). Even if developer profit was completely foregone from this analysis, the residual land value under *either* alternative would be negative. Thus, the land valuation would *still* be negative even if a developer took on the project for zero profit.

In conclusion, preserving and renovating the Barry Building is not economically feasible.

Sincerely,

Edward J. Casey

[9] Costs of renovating the entire building were reduced on a pro rata basis to account for only the portion of the building that would be retained and thus require renovation.

[10] According to CBRE, a standard acceptable developer profit, depending on the project, is generally between 16% and 20% of development costs. However, many developers may build a target gross margin of closer to 35% into their project pro forma.

Attachment A

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June 1, 2021

via email: greg.berlin@alston.com

Mr. Greg Berlin
Alston & Bird
333 South Hope Street, 16th Floor
Los Angeles, California 90071

Regarding: 11971 San Vicente Boulevard – Retrofit Schemes
Englekirk Job No. 21-L023

Dear Mr. Berlin:

This letter summarizes the structural analysis work that you have requested we perform for the above noted building. You have requested that we perform a structural analysis to repair the building to conform to the City of Los Angeles Soft Story Ordinance (Ordinance No. 183893). We were also requested to provide structural sketches that convey the structural work required to conform to this ordinance. This work is identified as a Phase I level repair work. For a Phase II level repair work, we were to develop structural sketches that will conform to ASCE 41-13 level of repair using the Basic Service Earthquake – 1E (BSE-1E) as the design criterion.

Existing Building Description

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

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

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

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

The south wing that faces San Vicente Boulevard utilizes a pass-through at the ground floor that accesses the interior courtyard. As a result, there are no bearing walls that extend to the foundation. Instead, the second floor is supported on a series of steel columns. There are some exterior walls on the eastern side, but they are discontinuous between floors.

Phase I – City of Los Angeles Soft Story Ordinance

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. The

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Ordinance stipulates a seismic design force level of 75% of the current California Building Code. Additionally, because of the historic nature of the building, a structural solution that minimizes the architectural impacts on the building was selected.

The seismic retrofit scheme consists of steel moment frame structures that are located within the building and are supported on new concrete footings. These steel moment frame structures provide lateral bracing for this south wing. In addition, there are some new wood shear walls that are placed to minimize architectural impact on the building. New footings are added, and the first floor, second floor and roof diaphragms are added and strengthened.

This scheme is depicted in the attached sketches.

Phase II – ASCE 41-13 Retrofit

This scheme delineates the structural retrofit work that is needed beyond the Phase I work described above. This work includes the work to the north, east and west wings that are not retrofitted in the Phase I scheme.

The seismic retrofit scheme consists of new and strengthened wood shear walls that are sheathed with 12" plywood sheathing and wall anchors. There are new foundations to support the seismic loads resisted by the new shear walls. These walls are distributed throughout the wings. The locations of these walls are general in nature and can be located more precisely in the future. The first floor, second floor and roof diaphragms are added and strengthened.

This scheme is depicted in the attached sketches.

Summary

The two schemes presented are conceptual in nature and do not represent final construction repair plans. These plans can be used to develop conceptual budgeting pricing only for the seismic related retrofit work. Additional non-structural costs such as American with Disabilities (ADA) compliance, MEP relocation, construction sequencing, etc. should be reviewed and assessed by a qualified Contractor or Cost Estimator.

Respectfully submitted,



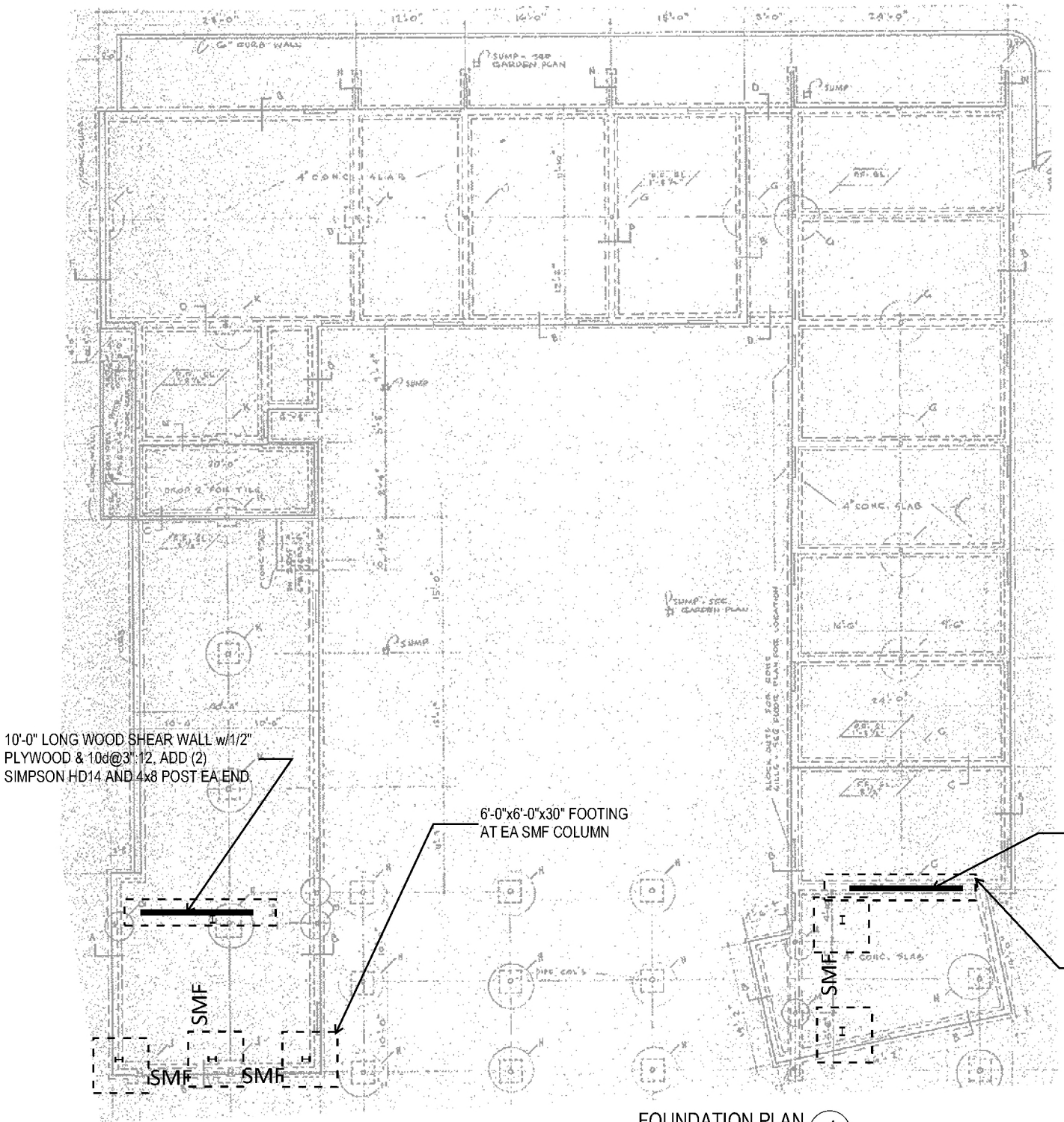


Russell Tanouye, PE, SE, LEED AP
Principal

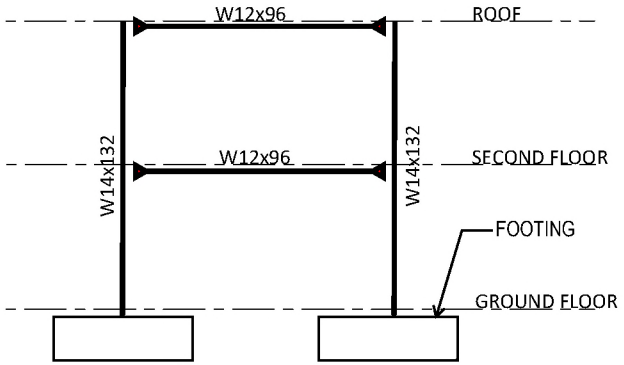
06/01/2021

RT:gh

Attachments

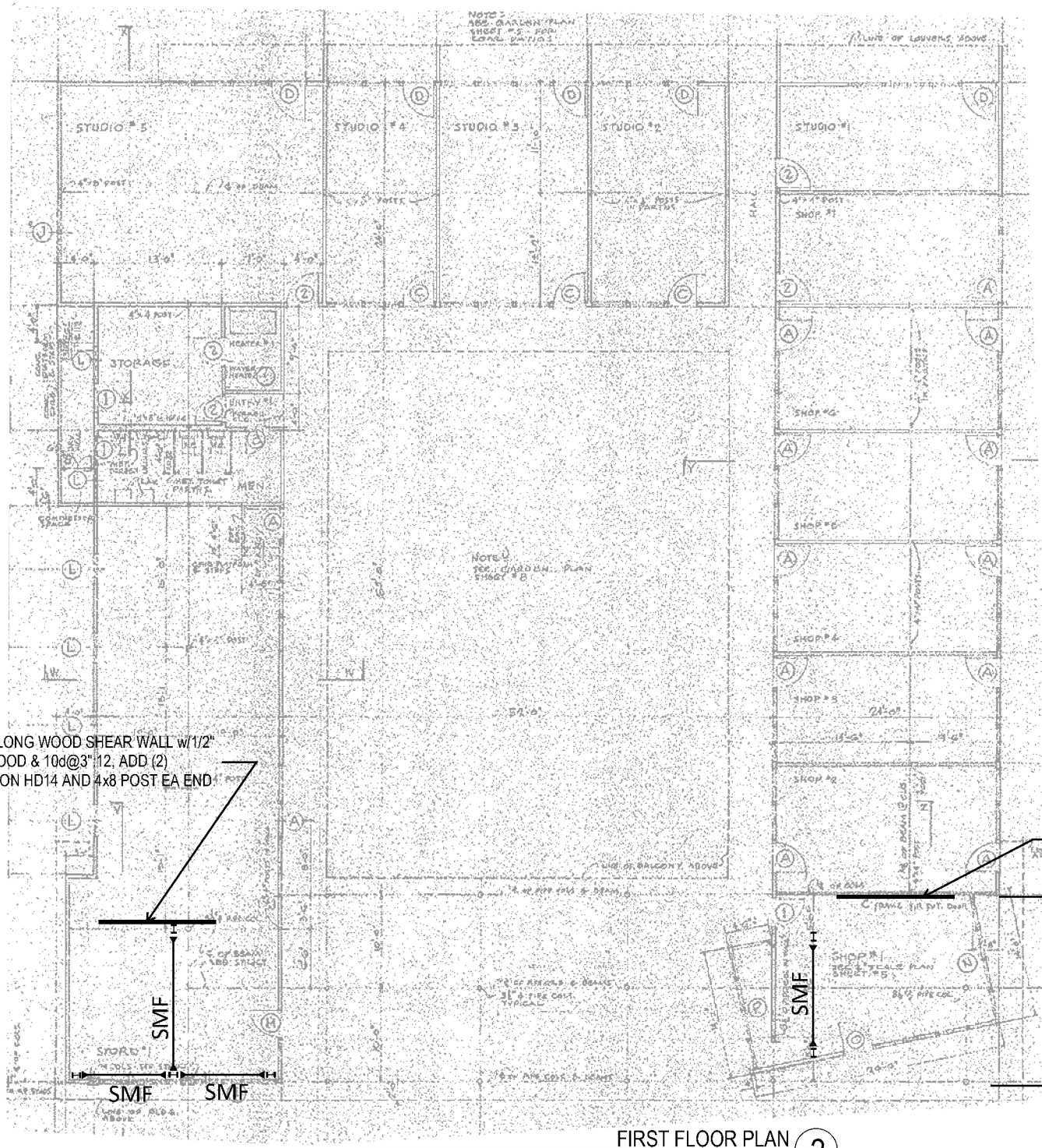


FOUNDATION PLAN 1



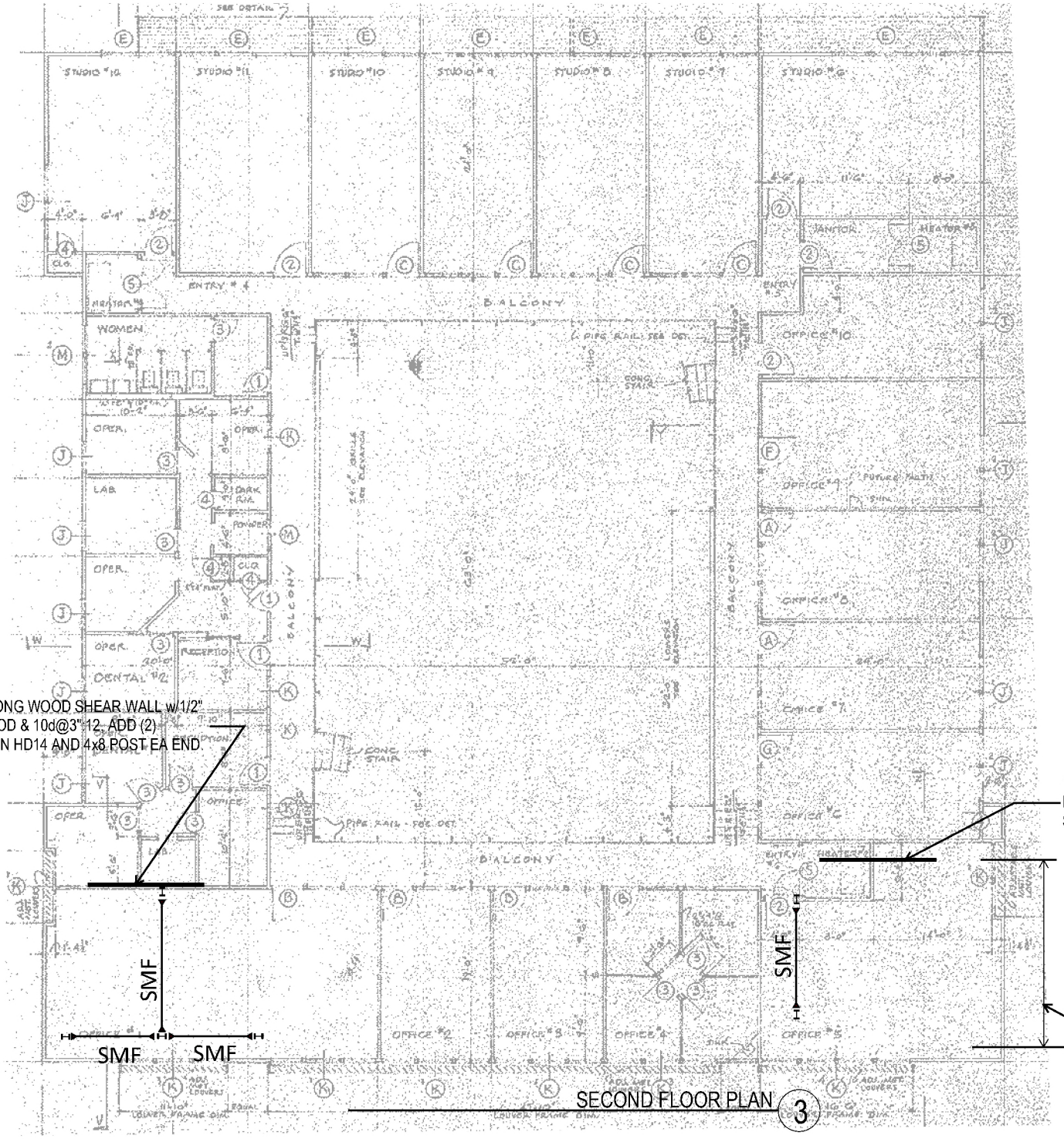
SMF ELEVATION

PHASE I - SOFT STORY RETROFIT



FIRST FLOOR PLAN 2

PHASE I - SOFT STORY RETROFIT



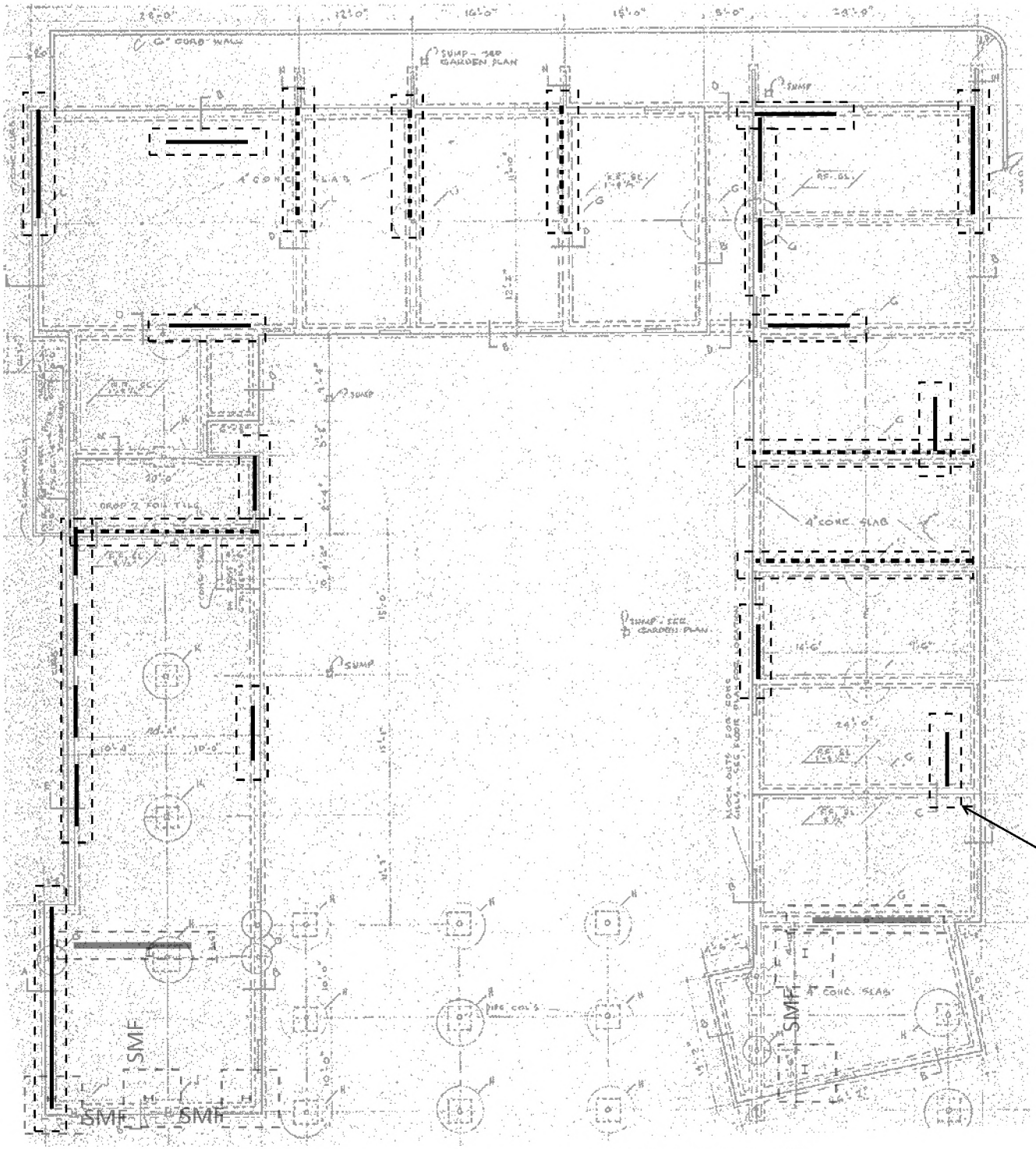
10'-0" LONG WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

10'-0" LONG WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

ADD 3/4" FLOOR AND ROOF PLYWOOD OVER (E) SHEATHING AND NAIL w/10d@4:12.

SECOND FLOOR PLAN 3

PHASE I - SOFT STORY RETROFIT



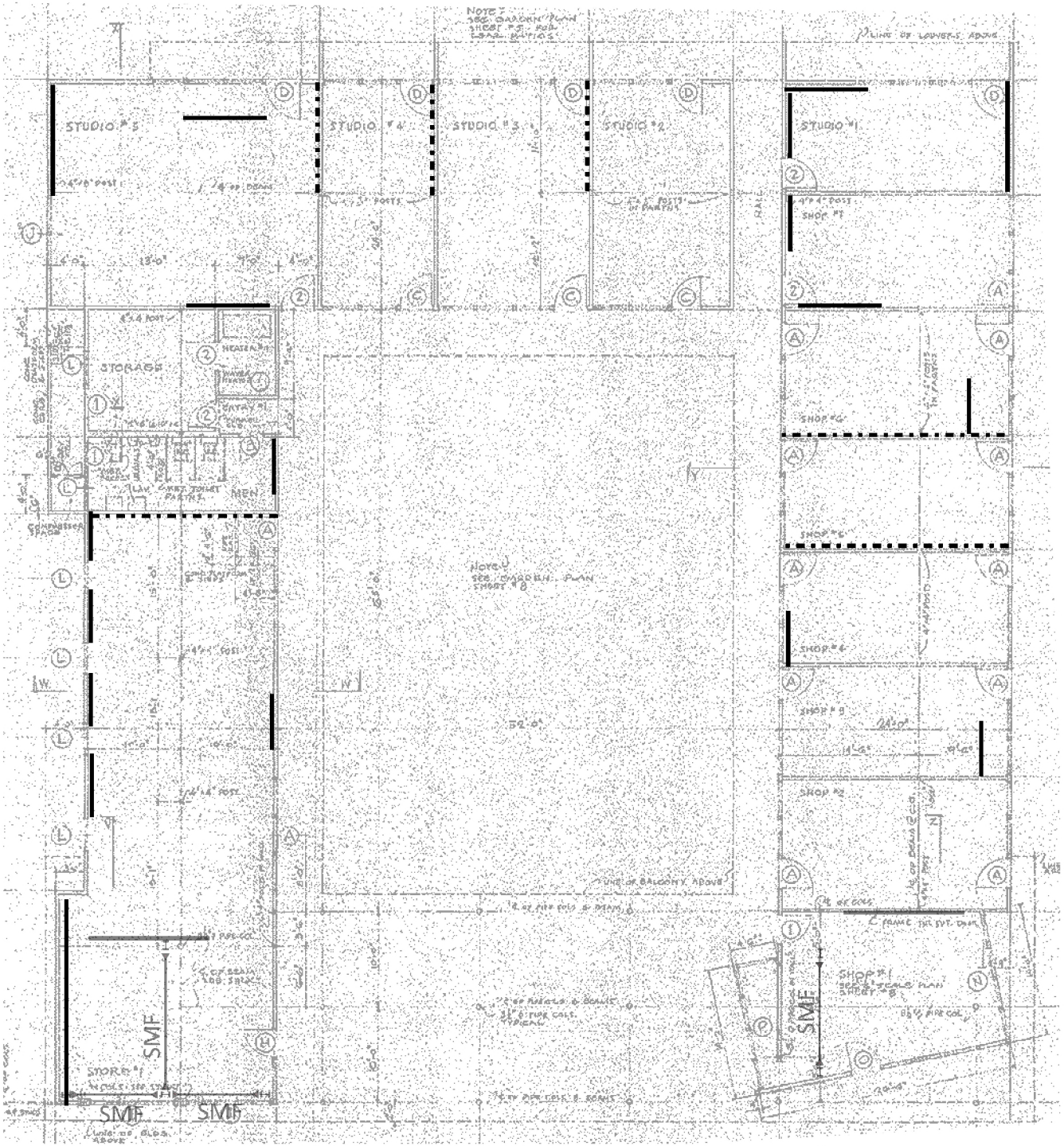
10'-0" LONG WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

STRENGTHEN (E) WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

3'-0"x30" FOOTING AT EA WOOD SHEAR WALL

FOUNDATION PLAN 1

PHASE II - ASCE 41-13 RETROFIT



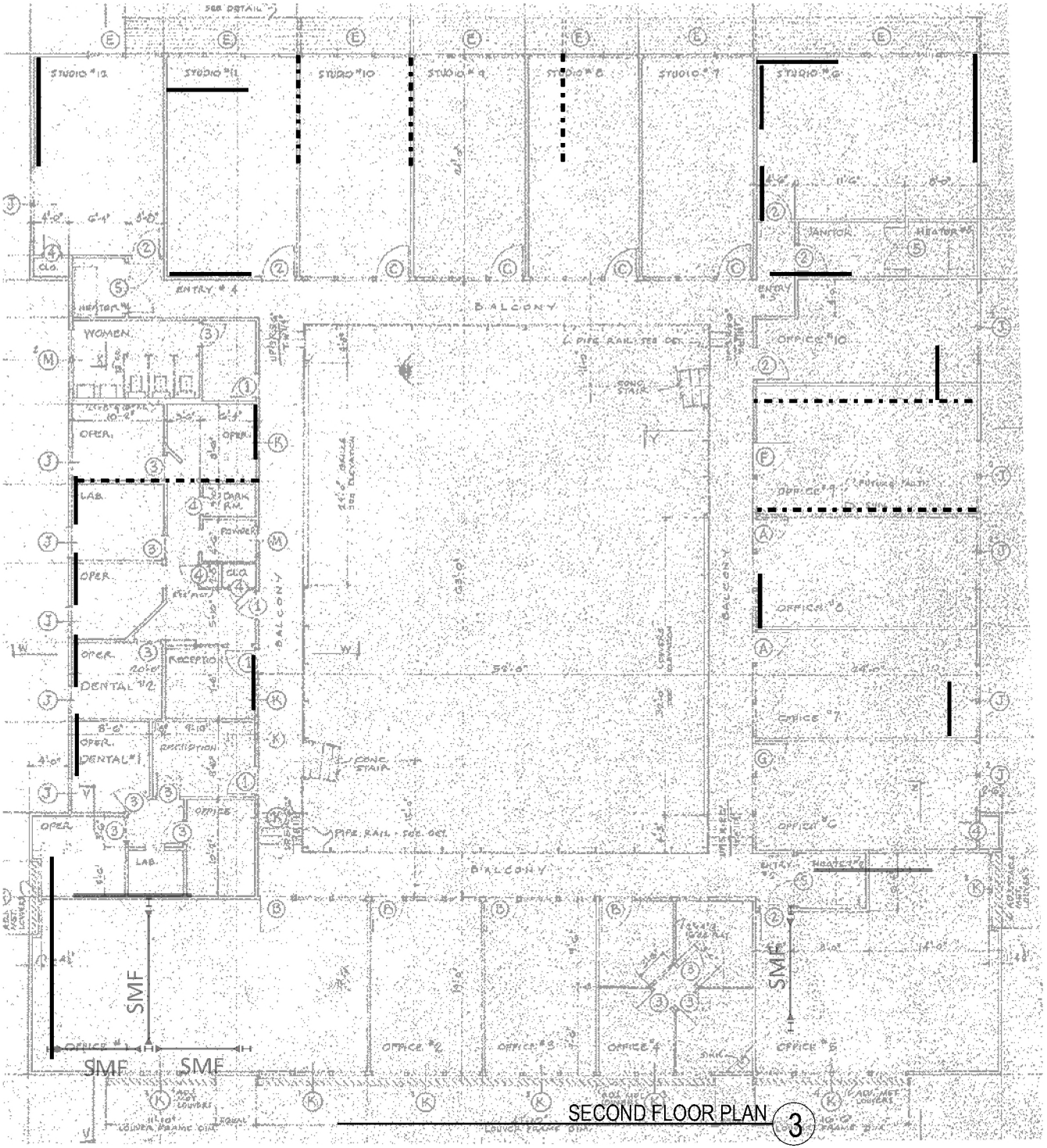
FIRST FLOOR PLAN 2

10'-0" LONG WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

STRENGTHEN (E) WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

TYPICAL AT ALL FLOOR AND ROOF: ADD 3/4" FLOOR AND ROOF PLYWOOD OVER (E) SHEATHING AND NAIL w/10d@4:12.

PHASE II - ASCE 41-13 RETROFIT



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TYPICAL AT ALL FLOOR AND ROOF: ADD 3/4" FLOOR AND ROOF PLYWOOD OVER (E) SHEATHING AND NAIL w/10d@4:12.

Attachment B

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June 1, 2021
Revised June 3, 2022

via email: greg.berlin@alston.com

Mr. Greg Berlin
Alston & Bird
333 South Hope Street, 16th Floor
Los Angeles, California 90071

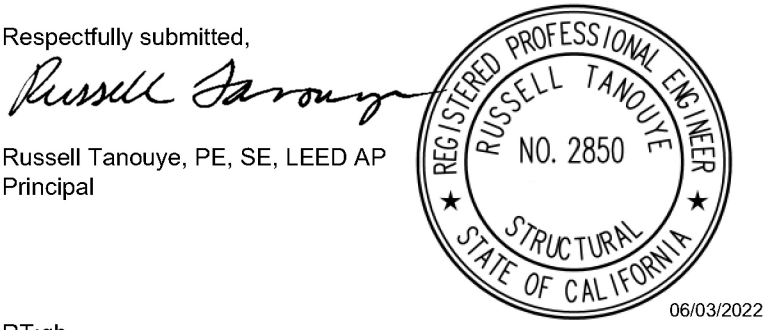
Regarding: 11971 San Vicente Boulevard – Retrofit Schemes
Englekirk Job No. 21-L023

Dear Mr. Berlin:

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.

Accordingly, 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 will not be sufficient to protect building occupants if the building was subject to a moderate to severe seismic event in the LA Basin.

Respectfully submitted,



Russell Tanouye, PE, SE, LEED AP
Principal

06/03/2022

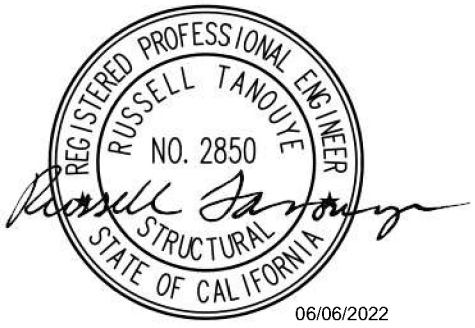
RT:gh

Attachment C

11973 San Vicente Boulevard

ASCE 41-13 Seismic Assessment

Los Angeles, California



06/06/2022

Englekirk

STRUCTURAL ENGINEERS

June 6, 2022

Job No. 12-L038B

11973 San Vicente Boulevard

ASCE 41-13 Seismic Assessment

Los Angeles, California

Submitted to:

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

June 6, 2022

Job No. 12-L038B

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TABLE OF CONTENTS

1.0 Introduction 1

2.0 Information Reviewed 1

3.0 Building Structural Design 1

4.0 Seismicity 2
4.1 Ground Motion Estimates for Seismic Review (ASCE 41-13) 2
4.2 Seismic or Geotechnical Hazards 2

5.0 Seismic Evaluation Summary 3
5.1 ASCE 41-13 Tier 1 3

6.0 Voluntary Seismic Evaluation 4
6.1 North Wing 5
6.2 East Wing 5
6.3 South Wing 5
6.4 West Wing 5
6.5 Typical Existing Roof and Floor Diaphragm 5

7.0 Voluntary Seismic Retrofit Scheme 6
7.1 Strengthening the Existing Shear Wall 6

8.0 Conclusions 6

Appendix A – Tier 1 Checklists

1.0 INTRODUCTION

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

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

2.0 INFORMATION REVIEWED

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

3.0 BUILDING STRUCTURAL DESCRIPTION

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

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

The lateral bracing for this building consists of the horizontal floor and roof diaphragms and the perimeter vertical shear walls. The second floor and roof consist of diagonal sheathing. The nailing pattern for the

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

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

The south wing that faces San Vicente Boulevard utilizes a pass-through at the ground floor that accesses the interior courtyard. As a result, there are no bearing walls that extend to the foundation. Instead, the second floor is supported on a series of steel columns. There are some exterior walls on the eastern side, but they are discontinuous between floors.

4.0 SEISMICITY

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

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

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

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

4.2 Seismic or Geotechnical Hazards

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

fault rupture. The map indicates that the site, shown in Figure 4.2, has not been identified as a potential location for any of these seismic or geotechnical hazards.

5.0 SEISMIC EVALUATION SUMMMARY

5.1 ASCE 41-13 Tier 1

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

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

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

Table 5.1: Summary of Checklist Findings

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

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

6.0 VOLUNTARY SEISMIC EVALUATION

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

The existing building geometry structurally separates the building into four separate wings. Discontinuities at the second floor and roof occur at each wing interface, thereby creating discontinuous horizontal

diaphragms between each wing. Because they are separate wings, each wing cannot rely on the adjacent wings to resist seismic loads. Therefore, each wing was evaluated individually.

6.1 North Wing

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

6.2 East Wing

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

6.3 South Wing

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

6.4 West Wing

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

6.5 Typical Existing Roof and Floor Diaphragm

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

7.0 Voluntary Seismic Retrofit Scheme

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

7.1 Strengthening Existing Shear Wall

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

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

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

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

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

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

8.0 CONCLUSIONS

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

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

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

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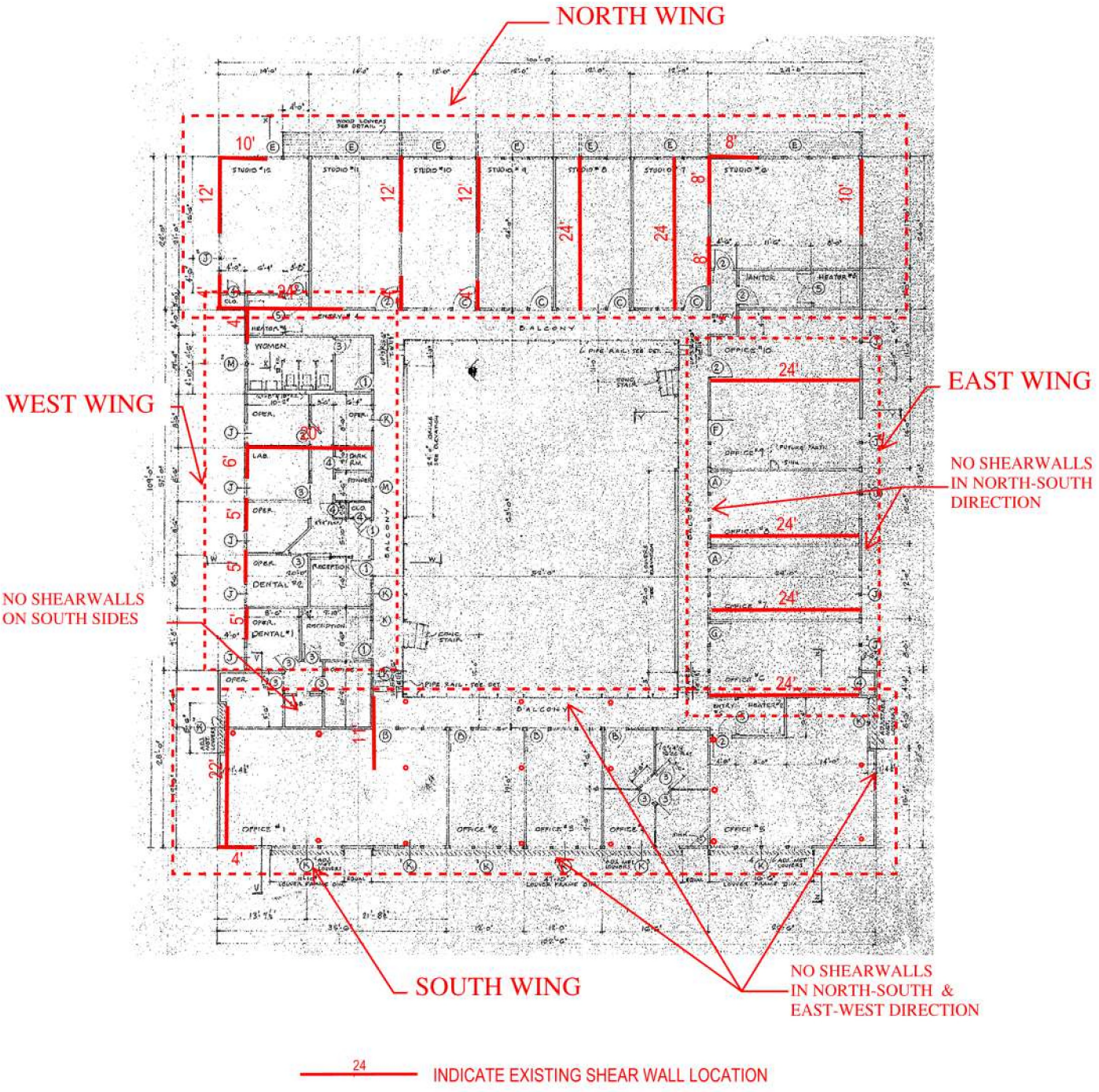


Figure 3.1: Existing Shear Wall Locations

May 26, 2021
Job No. 12-L038B

USGS Design Maps Summary Report

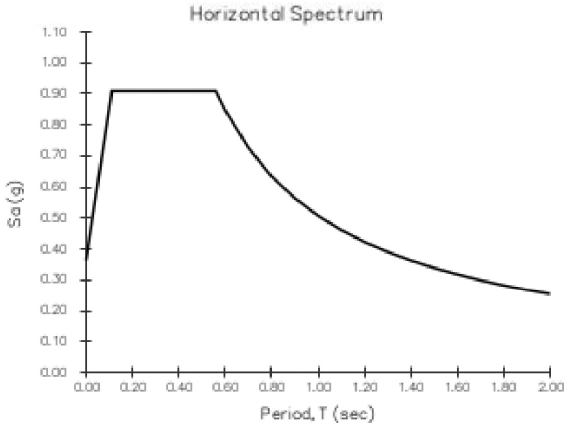
User–Specified Input

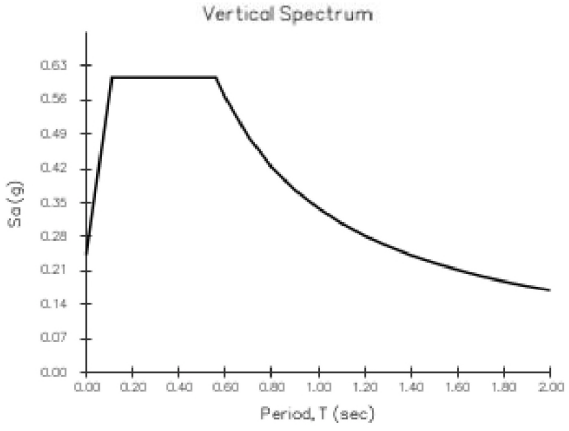
Report Title	11973 San Vicente Blvd Wed May 31, 2017 18:40:24 UTC
Building Code Reference Document	ASCE 41-13 Retrofit Standard, BSE-1E (which utilizes USGS hazard data available in 2008)
Site Coordinates	34.05251°N, 118.47185°W
Site Soil Classification	Site Class D – "Stiff Soil"



USGS–Provided Output

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





Although this information is a product of the U.S. Geological Survey, we provide no warranty, expressed or implied, as to the accuracy of the data contained therein. This tool is not a substitute for technical subject-matter knowledge.

Figure 4.1: Spectral Ordinates per ASCE 41-13

May 26, 2021
Job No. 12-L038B

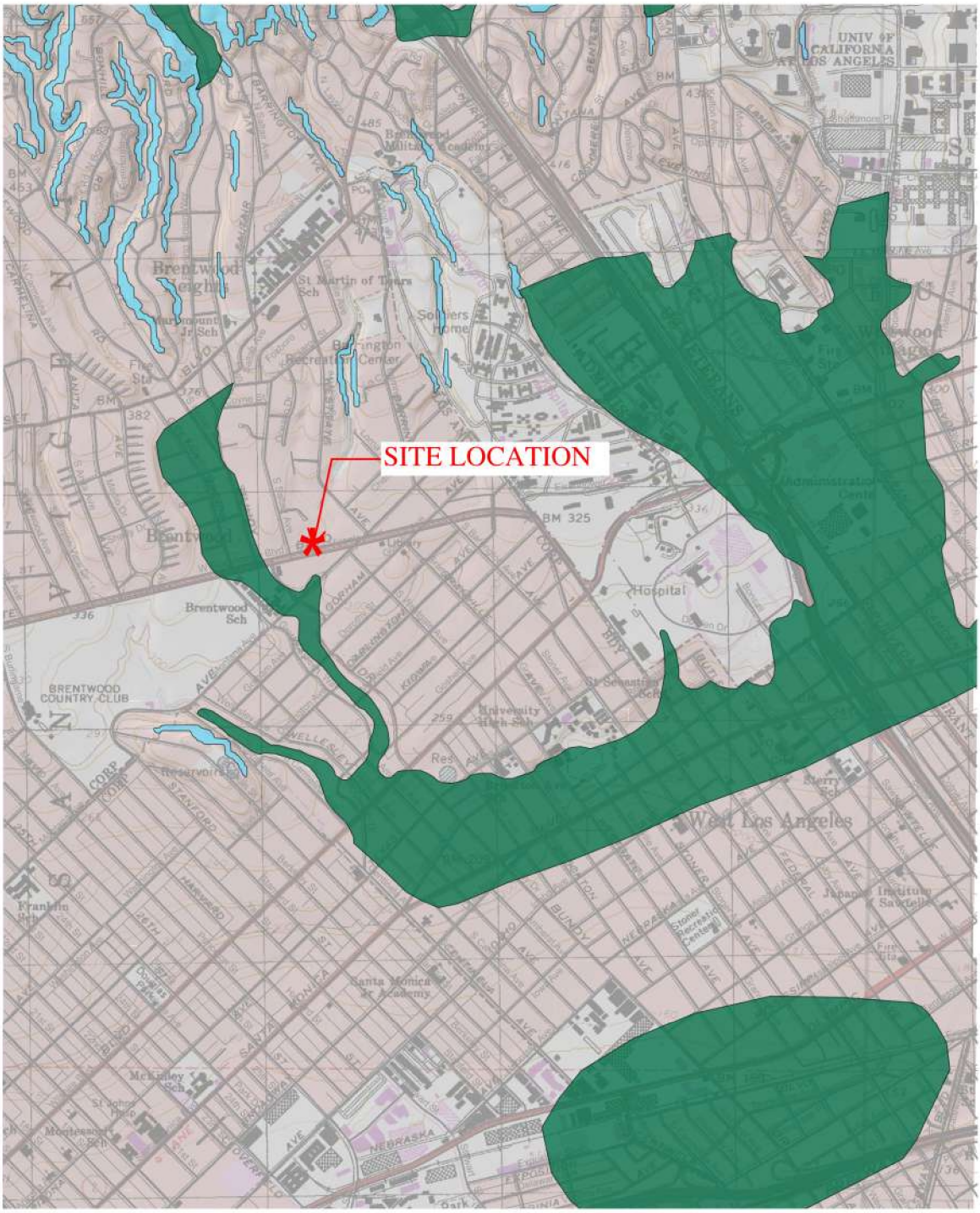
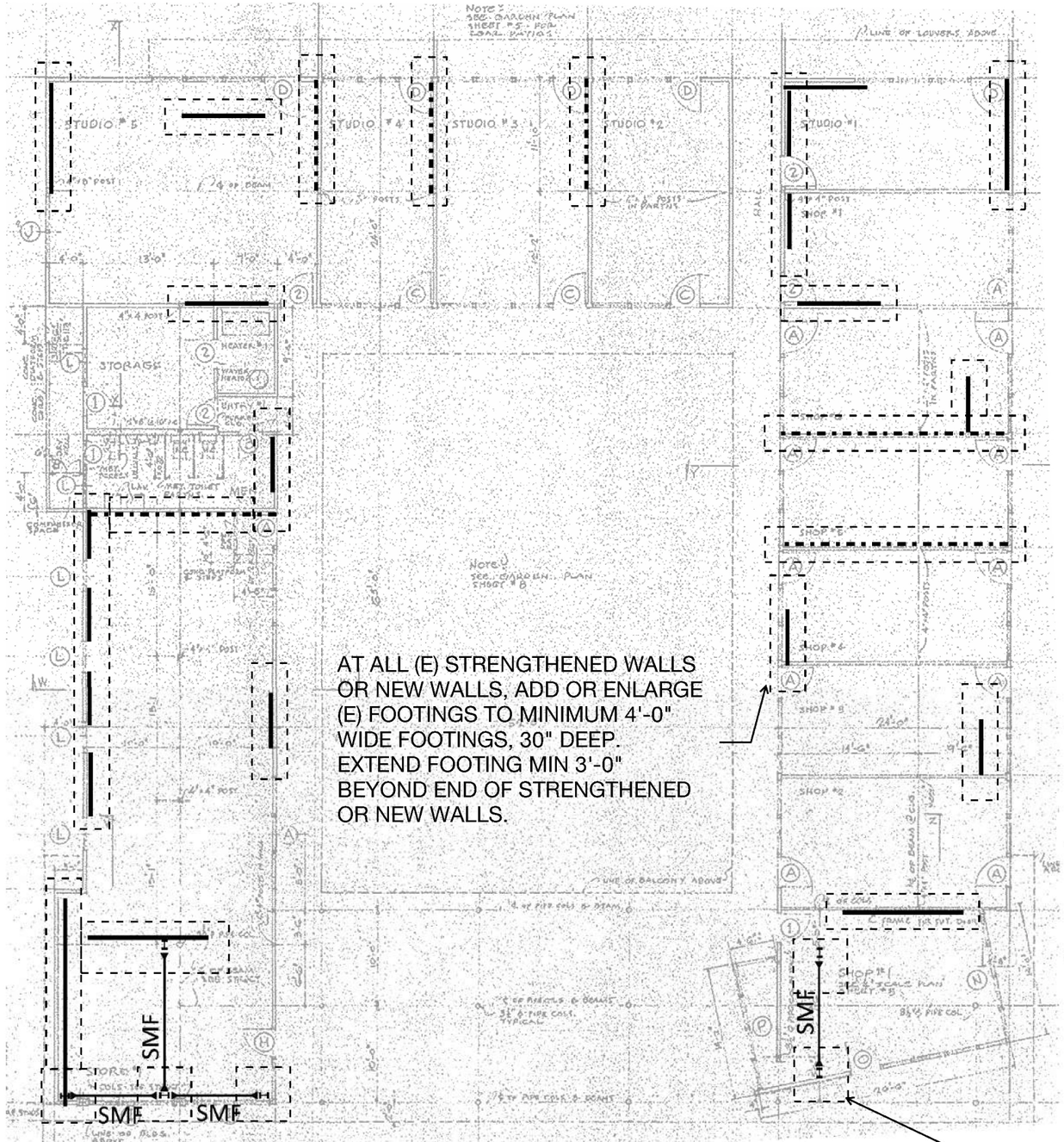


Figure 4.2: State of California Regulatory Map for Seismic Hazards (Beverly Hills Quadrangle)

May 26, 2021
Job No. 12-L038B



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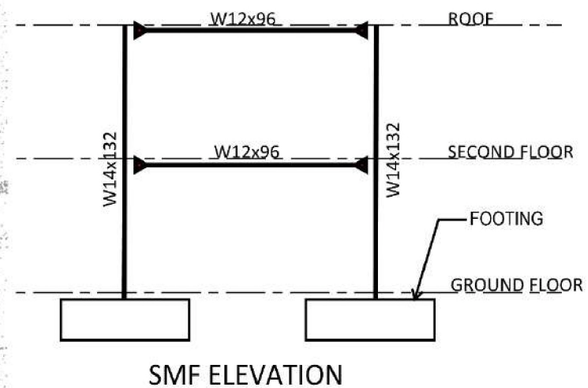

SMF ELEVATION

Figure 7.1: Conceptual Shear Wall and Steel Moment Frame Locations

APPENDIX A
Tier 1 Checklists

Chapter 16.0 Tier 1 Checklist

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

16.1.2LS Life Safety Basic Configuration Checklist

Low Seismicity

Building System

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

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

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

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

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

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

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

Low and Moderate Seismicity

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

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

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

Attachment D

To:	Alston & Bird LLP
Attn:	Andrea Warren, Associate
From:	John LoCascio, AIA, Principal
Date:	October 2022

INTRODUCTION

We have evaluated the proposed voluntary seismic retrofit and ADA upgrade of the Barry Building, an Historic-Cultural Monument (HCM) located at 11973 San Vicente Boulevard. We reviewed seismic retrofit recommendations by Englekirk Structural Engineers in their report dated June 2022; and ADA upgrade recommendations by Gruen Associates in "Barry Building ADA Upgrade Requirements," dated June 2021. We reviewed the recommendations for compliance with the Secretary of the Interior's Standards for Rehabilitation ("the Standards") as required by the City of Los Angeles Cultural Heritage Ordinance. Our evaluation included a site visit to observe existing conditions and identify extant character-defining features; review of the property's HCM designation and other documentation of the property's history and development; and review of the propose voluntary seismic retrofit scheme. We have determined that the proposed seismic retrofit would not destroy historic materials and features that characterize the property and would be compatible with the historic features, size, scale and proportion; and therefore would meet the Standards. The ADA upgrade as proposed would destroy some historic materials and features that characterize the property but would meet the Standards if the recommendations provided in this report are incorporated.

Research, field inspection and analysis were performed by John LoCascio, AIA, a qualified Historic Architect who meets the Secretary of the Interior's Professional Qualification Standards (36 CFR 61) in Architecture and Historic Architecture.

HISTORIC SIGNIFICANCE

The Barry Building was designated City of Los Angeles Historic-Cultural Monument No. 887 in 2007. The property is significant because it reflects "the broad cultural, political, economic or social history of the nation, state, or community." The building was the

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Project Impacts Assessment
11973 San Vicente Boulevard, Los Angeles

HISTORIC RESOURCES GROUP

longtime home of Dutton's Brentwood Books, whose sponsorship of book signings and readings with local writers made it a symbol for the Los Angeles literary scene and fostered a sense of cultural identity along the San Vicente commercial corridor in Brentwood. The Barry Building is also significant because it "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style or method of construction," as an excellent example of International Style architecture.[1]

Description

The Barry Building is located on the north side of San Vicente Boulevard between Montana Avenue and South Saltair Avenue in the Brentwood area of Los Angeles. The two-story commercial building was designed in the International Style by architect Milton H. Caughey and was constructed in 1951. The building consists of four ranges of offices around a central garden courtyard, forming an open square in plan. The second story of the south range is supported only on slender steel pipe columns, leaving the ground floor open to both San Vicente Boulevard and the courtyard. The building has a flat roof and its exterior walls are veneered in smooth cement plaster. Fenestration consists of fixed, wood-framed windows and window walls, and steel-sash casement windows. The landscaped courtyard has raised concrete planters and two curvilinear concrete-and-steel staircases with metal pipe guardrails.

Photographs of the subject property are included in Appendix A. An inventory of character-defining features is included in Appendix B.

PROJECT DESCRIPTION

Seismic Retrofit

The voluntary seismic retrofit proposed by Englekirk Structural Engineers would include strengthening existing walls, adding new two-story shear walls and new floor and roof diaphragm sheathing, and adding new steel moment frames.

- Strengthening the existing shear walls would include adding new plywood sheathing and nailing to existing framing; adding new hold-down anchors at each end of each wall and new floor-to-wall connections; and enhancing existing footings or adding new footings. These include exterior and interior walls of the north, east and west wings.

[1] "Barry Building Resource Report," *Historic Places LA*, www.historicplacesla.org/reports/f9bb1c73-ef15-471a-13889f5d6cdd.

- Construction of new two-story shear walls would include new 2x stud framing with new plywood sheathing and nailing, new hold-down anchors at each end of each wall, and new footings. These would be located on the perimeter and courtyard walls of the north, east and west wings. Each wall would have a minimum length of 5 feet. Actual locations of the new shear walls has yet to be determined.
- New floor and roof diaphragm sheathing would include the addition of new ¾" plywood sheathing over the entirety of the existing floor and roof sheathing.
- New two-story steel moment resisting frames would be constructed at the south wing. The frames would consist of wide flange steel columns and beams, and new concrete footings. These would be installed in two L-shaped plan configurations, within the two ground-floor tenant spaces of the south wing.

ADA Upgrade

The ADA upgrade proposed by Gruen Associates would include accessible path of travel, plumbing, stairs and balcony railing, vertical transportation, and tenant space improvements.

- Accessible path of travel improvements would include new compliant parking paving, layout, stalls and signage; widening the sidewalk along the east façade; modification or replacement of exterior doors on the east façade; addition of a floor-mounted handrail on the courtyard steps; addition of a curb to the courtyard ramp; addition of a rail or landscape element as a barrier to the underside of the stairs; and addition of handrails for the ramp leading to the CMU addition.
- Plumbing improvements would include upgrading the first-floor men's room and second-floor women's room to compliance; addition of single unisex restrooms on both floors; code-compliant signage; and installation of an ADA-compliant drinking fountain.
- Stair and balcony railing improvements would include the addition of solid or perforated panels to the floating stair risers; contrasting stripes at each tread; replacement of existing stair handrails and balcony guardrails with new handrails at code-compliant height; and addition of wall-mounted handrails at each of the four stairs between the second floor levels.
- Vertical transportation improvements would include addition of elevators and/or lifts to provide access to the second floor; and addition of two exterior areas of assisted rescue on the second-floor balcony.

- Tenant space improvements would include widening all tenant doorways; modifying interior doors, landings and steps; providing code-compliant entry signage; replacement of all door hardware with lever-type; relocation of hardware mounted outside required range; modification of 9" bottom rails on glazed doors; removal and infill of mails slots in doors; relocation of all switches and outlets mounted outside required range; and modification or replacement of at least one window in each unit with operating parts within the required range.

ANALYSIS OF POTENTIAL IMPACTS

The Barry Building is a designated City of Los Angeles Historic-Cultural Monument. Designation as an Historic-Cultural Monument requires Cultural Heritage Commission review for proposed exterior and interior alterations in accordance with the *Secretary of the Interior's Standards for Rehabilitation*, the nationally-accepted criteria for evaluating change to historic properties.[2]

The Standards provide guidance for reviewing proposed projects that may affect historic resources. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation, rehabilitation, and maintenance of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

The treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. From a practical perspective, the Standards have guided agencies in carrying out their historic preservation responsibilities including State and local officials when reviewing projects that may impact historic resources. The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. The Standards have also been adopted by state and local jurisdictions across the country including the City of Los Angeles.

[2] "What Does Historic-Cultural Monument Status Mean?," *Office of Historic Resources*, http://www.preservation.lacity.org/commission/what-does-historic-cultural-monument-status-mean.

The following analysis evaluates the proposed seismic retrofit and ADA upgrade for compliance with the Standards for Rehabilitation:

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project does not propose to change the building's use. The project would meet Standard 1.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The recommended seismic retrofit would minimize potential impacts by adding new plywood shear paneling to the interior face of the walls, to avoid removal of the existing plaster; locating new shear walls to avoid closing existing window or door openings; and locating the new moment frames at the building interior, which is not character-defining. The exterior materials and configuration of the building would remain unaltered. The seismic upgrade would therefore meet Standard 2.

The recommended ADA upgrade as proposed would potentially remove distinctive materials and alter features that characterize the property by modifying or replacing exterior doors on the east façade; adding panels to the floating stair risers; replacing existing stair handrails and balcony guardrails; widening all tenant doorways and replacing hardware; modifying the bottom rails of glazed doors; removing or infilling mail slots; and replacing some windows. The cumulative effect of these alterations would negatively impact the building's historic integrity and significance, and would not meet Standard 2.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The project does not propose to add conjectural features or elements from other historic properties. It would meet Standard 3.

Standard 4: Changes to a property that have acquired significance in their own right will be retained and preserved.

The project does not propose to alter or remove any changes to the property that have acquired significance in their own right. The project would meet Standard 4.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

As noted under Standard 2 above, the recommended seismic project would be accomplished without altering or eliminating distinctive materials, features, finishes, and construction techniques that characterize the building, and therefore would meet Standard 5. The recommended ADA upgrade project, however, would modify or replace exterior doors on the east façade; add panels to the floating stair risers; replace existing stair handrails and balcony guardrails; widen all tenant doorways and replace hardware; modify the bottom rails of glazed doors; remove or infill mail slots; and replace some windows. The ADA upgrade project as proposed therefore would not meet Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The project does not propose to replace historic features of the Barry Building that would not be directly affected by the seismic retrofit or the ADA upgrade. The project would meet Standard 6.

Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The project does not propose chemical or physical treatments to historic materials that are not directly affected by the seismic retrofit or the ADA upgrade. The project would meet Standard 6.

Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

If the owner identifies, protects, preserves, and/or documents potential archaeological resources that may be uncovered on the project site as recommended by a qualified archaeologist, the project would meet Standard 8.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

As noted in the discussion of Standards 2 and 5 above, the recommended seismic retrofit project would not destroy historic materials and features that characterize the property and would meet Standard 9. The recommended ADA upgrade project would modify or replace exterior doors on the east façade; add panels to the floating stair risers; replace existing stair handrails and balcony guardrails; widen all tenant doorways and replace hardware; modify the bottom rails of glazed doors; remove or infill mail slots; and replace some windows. The proposed addition of elevators could alter the building's profile by adding height and bulk that did not exist historically, in the form of elevator penthouses. The ADA upgrade project as proposed therefore would not meet Standard 9.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The recommended seismic retrofit project would be undertaken in such a manner that only the building's interior, which is not character-defining, would be affected. The essential form and integrity of the building would be unimpaired. The seismic retrofit project meets Standard 10.

The recommended ADA upgrade project, however, would permanently alter the essential form and integrity of the building by modifying or replacing exterior doors on the east façade; adding panels to the floating stair risers; replacing existing stair handrails and balcony guardrails; widening all tenant doorways and replacing hardware; removing or infilling mail slots; replacing some windows; and potentially altering the building's profile and massing by adding height and bulk in the form of elevator penthouses. The ADA upgrade project as proposed therefore would not meet Standard 10.

RECOMMENDATIONS

The following alterations to the design of the proposed ADA upgrade project should be considered in order to minimize potential impacts to the historic integrity and significance of the Barry Building and bring the project into compliance with the Standards:

1. If egress and entrance are not required on the east façade, retain the existing doors in place and fix them in the closed position to avoid modifying or replacing them. If egress and entrance are required, modify or replace the minimum number of doors required to proved the necessary egress and leave the remaining doors intact and in place.

2. If possible, avoid closing the risers of the floating stairs in the courtyard by utilizing the California Historical Building Code (CHBC). If it is determined by the building

official that the open risers present a hazard and must be closed, utilize a fine wire mesh or clear Plexiglass, rather than solid panels, to maintain the open appearance.

3. If possible, avoid replacing or altering the existing stair handrails and balcony guardrails by utilizing the California Historical Building Code (CHBC). If it is determined by the building official that the existing handrails and guardrails present a hazard, retain the existing railings in place and add new, differentiated rails or clear Plexiglass panels to achieve the required height and spacing.

4. If possible, avoid widening all tenant doorways and replacing all hardware by utilizing the California Historical Building Code (CHBC). Modify only the minimum required number of doors and hardware, leaving the remainder intact and in place.

5. If possible, avoid modifying the bottom rails of glazed doors by utilizing the California Historical Building Code (CHBC). If it is determined by the building official that the existing condition presents a hazard, add panels that can be removed in the future to preserve the original doors in place.

6. Do not remove or infill mail slots; retain in place and fix in the closed position.

7. Avoid replacing windows. If possible, modify a minimum number of existing windows with new interior ADA compliant hardware. If some window replacement is unavoidable, avoid replacing windows on the primary (south) façade or the courtyard façades.

8. Avoid adding elevators and ramps, especially within the historic courtyard. The preferred option, presented in the Gruen report, is the use of two Limited Use Limited Application elevators that would make two stops on each floor to account for the varying floor levels. Install the LULA elevators within the existing building envelope, in locations that will minimize material and visual impacts to the historic primary façade and courtyard.

CONCLUSION

As demonstrated in the analysis above, the voluntary seismic retrofit of the Barry Building, as proposed, would meet the Secretary of the Interior's Standards for Rehabilitation, as required by the City of Los Angeles. The ADA upgrade would meet the Standards if it is amended to adopt the recommendations presented in this report, to minimize potential impacts to the historic integrity and significance of the Barry Building.

APPENDIX A



Figure 1: Barry Building, exterior, view of south and east façades looking northwest, May 2017 (HRG).



Figure 2: Barry Building, south façade, view looking northwest, May 2017 (HRG).



Figure 3: Barry Building, view looking northwest from street into courtyard, May 2017 (HRG).



Figure 4: Barry Building, view looking northwest of courtyard entrance, May 2017 (HRG).



Figure 5: Barry Building, courtyard, view looking southwest, May 2017 (HRG).



Figure 6: Barry Building, Courtyard, view looking northeast, May 2017 (HRG).



Figure 7: Barry Building, east façade, view looking southwest, May 2017 (HRG).



Figure 8: Barry Building, north façade, view looking southwest, May 2017 (HRG).



Figure 9: Barry Building, west façade, view looking southeast, May 2017 (HRG).



Figure 10: Barry Building, north and east façades, view looking southwest, May 2017 (HRG).

APPENDIX B

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Exterior			
Location	**Character-Defining Features**	**Notes**	**Photographs**
Site and Setting	Concrete-paved setback and flush planters along San Vicente Boulevard Access driveway to east Parking at rear (north) of the building on APN 4404-025-008		   
Massing	Hollow square plan Central garden courtyard Two-story height Sculptural rectangular volumes "Floating" overhanging second-story volume at south façade supported on slender, steel pipe piloti; ground floor below open to courtyard Staggered floor and roof planes		   

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Exterior			
Location	**Character-Defining Features**	**Notes**	**Photographs**
South (Primary) Façade	Asymmetrical composition Smooth cement plaster veneer "Floating," overhanging second story volume raised on slender, steel pipe piloti Ground floor open to courtyard Plaster soffit with square, recessed lights Skewed, freestanding volume at ground floor at southeast corner Fixed wood-framed window walls Louvered metal window grilles in wood frames Angled concrete steps to courtyard	Window walls are currently covered with plywood	       

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Exterior			
Location	**Character-Defining Features**	**Notes**	**Photographs**
East Façade	Asymmetrical composition Smooth cement plaster veneer Projecting, overhanging second-story volume Steel sash casement windows Fixed wood-framed window walls Wood-veneered flush doors with metal hardware	Some windows have been replaced with fixed glass or aluminum sliders Window walls are currently covered with plywood	   
North Façade	Asymmetrical composition Smooth cement plaster veneer Fixed wood-framed window walls and windows Wood-veneered flush doors with metal hardware Passage to courtyard	Window walls and some windows are currently covered with plywood CMU receiving/storage room is a later addition	   

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Exterior			
Location	**Character-Defining Features**	**Notes**	**Photographs**
West Façade	Asymmetrical composition Projecting end volumes Smooth cement plaster veneer Steel sash casement and hopper windows		   
Roof	Flat roofs with parapets Cantilevered canopies with plaster soffits, wood fascias and square, recessed light fixtures		   

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Exterior			
Location	**Character-Defining Features**	**Notes**	**Photographs**
Courtyard	Location, configuration and spatial relationships Asymmetrical composition Walls veneered in smooth cement plaster Fixed wood-framed window walls and windows Wood-veneered flush doors with metal hardware Curvilinear steel-and-concrete "floating" stairs with steel pipe handrails Cantilevered balconies with canted, steel pipe guardrails and plaster soffits with square recessed light fixtures Wood lattice and louvered metal screens Wall-mounted building directory Wall-mounted suite numbers Concrete walks Planters with lush landscaping	Window walls and windows are currently covered with plywood Flagstone paving in center of courtyard is a later addition	       

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Interior			
Space	**Character-Defining Features**	**Notes**	**Photographs**
General	Acoustical ceiling finish Plaster walls Wood-veneered flush doors with metal hardware	Interiors have been reconfigured and refinished over time	   

Attachment E

Barry Building ADA Upgrade Requirements

Part 1 **Analysis**

Part 2 **Accessible Route**

Sidewalk

Parking

Building Access

Ramps

Path of Travel

Doors and Doorway

Building Elements

Stairs

Handrails

Restrooms

Signs

Outlets & Switches

Windows

INTRODUCTION

At the request of Alston & Bird, LLP, Gruen Associates evaluated the ADA compliance requirements of the Barry Building and prepared this report. The Barry Building was constructed in 1951 and was designated as a Los Angeles Historic-Cultural Monument in 2007. The codes referenced in this report are from the 2019 California Building Code and the 2019 California Historical Building Code.

The Barry Building ADA compliance review effort includes the following activities: 1) original building plans review, 2) photo survey on site of the non-compliant elements, and 3) analysis based on comparison with the specific code sections.

Because the building has been protected from vandalism, all doors and windows have been covered by screwed-on plywood panels. Therefore, the field photo survey documents a random selection of five suites and the first floor main tenant space.

The final report consists of three parts. Part 1 is an analysis of the ADA issues that affect the use of the building the most. It also attempts to find common architectural solutions to overcome the use limitation. Part 2 is the illustrated findings. It covers the accessible route and the more specific building elements that are currently not compliant.

The premise is that in order to restore the building one needs to know what is currently not in compliance. Each one of the illustrated conditions may lead to one or multiple solutions. Some may be quick and inexpensive fixes that are simply to achieve code compliance. However, many conditions call for costly and systematic modifications to the building components which overlap with the key character definitive features. Thoughtful studies and discussions with AHJ are necessary to reach the ideal solutions and many of them may be a form of compromise. This report simply focuses on exposing the issues which we hope will eventually lead to good solutions for the building.

<u>East Sidewalk</u>

At the east elevation, most of the ground floor tenants have a door that opens to a sidewalk that is less than 36" wide. CBC Section 11B-403.5.1.3 requires that sidewalks be a minimum width of 48". The 36" wide sidewalk makes these doors neither a public entry nor a legal accessible means of egress. Under these conditions, it is logical to discourage the public from accessing the units through these doors by clearly not making them doors. A fixed solid or glass panel would be the closest to the current solid door look and any door hardware should be removed. This is contrary to the character of a commercial window storefront which is part of the character-defining features of the building. Alternatively the existing doors could be fixed in place and made inoperable to maintain the historic visual character.

Currently, a standard single bay unit is small enough to require only one exit. However, if two or more spaces are leased together two exits may be required and that tenant will need to have both exits located at the courtyard. The courtyard will be burdened with a greater exit load, which will bottleneck the passageway. The owner loses the ability to attract desirable tenants that would want a better exit layout or visible access on the public side.

The current driveway width is 21'-6" based on the original plans. The minimum two-way driveway, based on LADBS Doc P/ZC 2002-001, is 19' wide; therefore, it is possible to reduce the driveway by 2'-6" and widen the sidewalk to 5'-6", assuming the owner of the building has a fee ownership of the

driveway. If so, an east facing door will open into a legal sidewalk. If not the doors and the sidewalk will need to remain not used. If the east sidewalk can be widened, the doors still need to provide the code required floor transition discussed below.

East Exterior Doors

East exterior doors are wood doors currently having an average of 4" vertical floor transition at the door threshold. CBC Sections 11B-303.2 and 303.3 only allow a combined, vertical and sloped, ½" height change at a door threshold. Therefore, these doorways cannot be made into a code compliant entry or egress without modifications. Such modifications could be either adding an exterior sloped alcove or adding a short ramp within the tenant space. The former will lessen the character of the existing window wall. The latter will require new doors at the east elevation due to the drop of the door sill.

The California Historical Building Code Section 8-603.4 allows a power assisted door to be considered as an equivalent alternative to level landing and strike side clearance. The 4" height change at the current door threshold exceeds a normal threshold's height change by a significant amount. Its' hazard level cannot be compensated by a power-assisted door mechanism. Even for the general public, it presents a tripping hazard. Alternatively the doors can be fixed in place and made inoperable. Tenant exiting would need to be accomplished entirely through the courtyard.

Courtyard Stairs and Ramp

At the ground floor, the courtyard is in two levels separated by two steps with approximately a one-foot height change. Currently, a ramp connects the two levels. The steps in the courtyard do not have handrails and all stairs in the courtyard do not have code required handrail extensions, per CBC Sections 11B-505.10.2 and 505.10.3 The existing stair and balcony guardrail design has very large openings between the rails and will most likely require modification due to the high hazard level. If the railing is modified, it would be natural to update the extension to meet the current code. The stairs do not have the proper contrasting stripes required for the upper approach and all treads per CBC Section 11B-504.4.1.

Second Floor Access

All four levels of the second floor are not currently accessible. To make the space rentable, they will need to be made accessible, which will require at least one or multiple elevators or lifts. The four height transitions at the balcony, theoretically, can be dealt with by ramps or wheelchair lifts if a continuous circulation loop is maintained for exiting purposes or for a communal experience.

2 Elevators, 2 LULA Elevators or 2 Lifts Scenario

At least one elevator or a wheelchair lift will be required to take people from the ground floor to the second floor. This paragraph explores the possibility of utilizing the two elevators to connect all four second floor levels by putting each at a diagonal opposite corner of the courtyard. Each will have two arrival lobbies at the second floor and the elevator will have two doors in 180 degrees or 90 degrees. The 90-degree version is more uncommon, but can utilize the balcony as one of the two lobbies, so it is more efficient. An elevator lobby is about the same size as an elevator shaft which is about 85 sf. Each elevator will need a small room to house a control panel or a machine. At the end, the two elevators for

the entire project will take away at least 660 sf and possibly 800 sf, which is about the area of two to three rental units.

The shortest elevator shaft height is 12'-6" from the top of the arrival floor to the underside of the roof, whether it is a hydraulic or a machine room less type of elevator. This dimension exceeds the height of any of the four wings of the current second floor. Because the north and south wings are taller, it would make sense to put the elevator in those wings to minimize its visual impact to the courtyard elevations. Because the shafts would be the tallest building element, it is important to push it far back from the south elevation to avoid it being seen from any parts of the street. Two ideal corner locations that work with the sightline happen to coincide with the entry point of the two ground floor tenant spaces on San Vicente. This would be a big compromise and may make the prime units less leasable.

An elevator also requires a pit, two guiderail supports and a hoist beam. Therefore, the ground floor will need to be dug out at least six feet deep to install the pit and two guiderail supports. Such an intervention may not be proportional to a building of this size. Due to the lower cost of the hydraulic elevator, many owners choose to use it for two-stop application. The hydraulic elevators are much slower so putting two elevators next to each other can reduce the wait time. Putting one elevator at opposite corners of the balcony diminishes such a benefit.

This scenario can be substituted with two Limited Use Limited Application elevators traveling between the ground floor and the second floor. They will take up about half of the total square footage required for a regular elevator and can save some overhead space and substantial pit depth. The advantage is that they can still be used by general public. This type of elevator's cab has less wheelchair maneuvering space and weight capacity.

This scenario can also be substituted with two lifts traveling between the ground floor and the second floor. They will take up about half of the total square footage required for a regular elevator and will not require a pit. The disadvantage is that they are less likely to be used by the general public.

<u>1 Elevator + Ramps Scenario</u>

The following explores the possibility that only one elevator or lift will be installed to travel between the first and second floors and from there the other three levels are reached by ramps. The change of the level in the second floor is approximately 2'-6" at the southeast and the southwest, and 1'-6" at the northeast and the northwest. Under CBC, it will require two 30' long ramps to transition at 1:12 slope for the south wing and two 18' long ramps for the north wing. California Historical Building Code Section 8-603.6 provides Alternatives 1 and 2 which allows greater slope. They do not offer any advantage because they cannot achieve the current height change without adding intermediate landings. Although advantageous in terms of maintaining the historic character of the building, locating the ramps at the interior of the second floor spaces, even with slightly steeper slopes as permitted under the Historic Building Code, is problematic considering the quantity of usable space they would displace.

The ramps are not a workable option because they will literally wipe out most of the second floor unit's entries. These units cannot be individually adjusted to a new level because they don't have the ceiling height to accommodate a raised floor. It will take too much space to provide an ADA entry transition at

each unit from the ramp. A ramp will also destroy many wood window's bases. It would be a significant change of character if all the window's bases become sloped or stepped.

From a planning perspective, internal or balcony ramps can work if all the in-line units are combined into one larger unit so it can have a single entry and an exit point occurring at the ramp landings. Since many interior partitions are structural, it is unrealistic to assume the removal of large sections of the wall to create larger rentable units. Above all, changing from steps to a ramp will significantly alter the look of the courtyard facing elevations and the railing, a character defining feature, will need to slope to follow the ramp slope.

1 Elevator + Wheelchair Lifts Scenario

The following explores the possibility that only one elevator will be installed and from its second floor Lobby the other three levels are connected by lifts. The second floor balcony width is about 50" which is not wide enough to allow a wheelchair lift to be added while maintaining the required exit width. If a wheelchair lift needs to be added, it will need to be located at an adjacent tenant space. Under this scenario not only will significant rentable square footage be lost, but the exterior wall will need to be pushed in to create the space for the lift and the landings. The structural enhancements at the lift floor and the mast will need to be added, as well. All can alter the courtyard character. The look of the lift itself may not be compatible with the building's character.

Two Accessible Means of Egress

If the second floor tenants can be served by any combination of the above vertical transportations, two means of accessible egress will still be required for the tenants and that will trigger the requirement of the Exterior Area of Assisted Rescue along the second floor balcony per CBC Section 1009.7. The Interior Area of Refuge is not a logical option because the circulation of the units is exterior. A minimum width of a combined exit path and the Area of Assisted Rescue is 68" (44"+24") and that exceeds the current balcony width which is consistently at about 50". Unless two of the Interior Areas of Refuge can be accepted by AHJ and reached by all tenants, a total of two Area of Assisted Rescues will be required. The slanted guardrail takes away some of the exit width, so the wheelchair spaces for this requirement will need to be created by carving into the existing window wall which is along the balcony. A one-hour rated solid wall offering the fire protection adjacent to the wheelchair spaces will need to be provided. This will impact the courtyard elevations and change the building character.

Restrooms

Currently, there is no accessible women's restroom on the site. The only women's restroom is on the second floor which is not on the accessible route due to the lack of an elevator. It has not been upgraded to meet ADA. This is not in compliance with CBC Section 11B-213.2.

California Historical Building Code allows an accessible unisex toilet facility to replace separate-gender toilet facilities required in the regular code. Since the Interior Character Defining Features Inventory does not include the interior of the current restrooms, bringing the existing toilet facilities to full ADA compliance may be an option provided that the current space enclosed by the restroom walls is workable. Based on the field survey, the current dimensions of the restrooms appear not to be

sufficient to achieve such a layout. Some dimensions between the fixtures are already under the code requirement.

If the existing restrooms are upgraded, there still could be a long distance for a person in a wheelchair to get to them, even though the restroom is in full compliance with the applicable codes. The Plumbing Code allows restrooms to be located within one vertical floor travel distance. The current men's and women's restrooms on each floor are in compliance to that code. However, for a male in a wheelchair on the second floor, if the elevator is located in the opposite wing, he will have to travel through two lifts (or ramps) and the elevator to arrive to the men's restroom.

Vice versa for a female in a wheelchair at the ground floor, she may have to take the elevator and two lifts to get to a women's restroom, if the only elevator is located in the east wing. Such a convenience issue is beyond what a code can prevent or address. Fixes do exist for the code compliance, but the same fixes may never be able to provide a satisfactory user experience.

Building Access

The Barry Building's San Vicente arrival point and its' wide open connection, under the floating second floor to the courtyard, is the most recognized character defining feature. However, the building has two accessible arrival points and the two are unconnected by an outdoor pedestrian path. For someone in a wheelchair arriving from a private vehicle, the arrival point is the rear parking lot and a 5' wide corridor. For someone in a wheelchair arriving from the sidewalk or public transportation, the arrival point is the grander San Vicente entrance.

The two-lane San Vicente Blvd and its current bike lane makes it quite challenging for the front sidewalk to be made into a Passenger Drop-off and a Loading Zone in compliance with CBC Section 11B-503. There is also no easy way for a driver to get to the back parking lot after dropping off someone. The driver will need to make two U-turns on the already congested San Vicente to get back to the driveway to the rear parking lot. Going through the residential block behind to get back to San Vicente is not an option.

The two-lane driveway on the east does not have a legal sidewalk width; therefore, it cannot be a drop-off point. The rear access is separated from the public street and the public transportation stops due to the lack of a legal sidewalk providing a pedestrian connection outside the building. The only pedestrian connection between the street and the rear parking lot is through the courtyard. One needs to enter the building to get to the courtyard and the experience of getting into the courtyard is very different from the front versus the rear. However, the rear parking lot is sufficient in size, so it has the potential to provide the required accessible parking spaces and even a drop off.

The rear passageway is lined with electrical closet doors. It offers a more utilitarian access to the building, which is not comparable to the San Vicente entry in the arrival experience. This dual entry character may be in conflict with CBC Section 11B-206.3, which requires accessible routes to coincide with or be located in the same area as the general circulation paths. It is reasonable to assume that the building's main entrance is the San Vicente entrance. All who must park their car on site will have to park their car in the rear. Although most of them will likely choose entering the building through the rear corridor, due to the shorter path, the lack of ability for a wheelchair user to experience the main entrance arrival seems to be non-compliant with the code. While the Historic Building Code allows an

accessable entrance to be located within 200 feet of an inaccessible main entrance the rear arrival experience is clearly inferior to that of the main or front entry. To address this issue, the sidewalk should be upgraded.

Conclusion

To upgrade The Barry Building to be fully ADA compliant for both floors the following will be required.

Accessible Path

- Provide a compliant parking layout and the required number of accessible stalls. Provide marking and signs required.
- Improve parking lot paving at the ADA stalls and insure floor levelness all the way to building's entries.
- The current building code contains electrical car charging stations requirements. If this section applies due to the extent of the building's ADA upgrade, provide the required number of ADA accessible charging stations.
- Widen sidewalks to 5' at the east elevation to make the storefronts commercially accessible and to allow a wheelchair user to have a direct outdoor access to the front sidewalk.
- Modify exterior doorways at the east elevation to create only a ½" height change. Depress the concrete floor in the unit to create a concrete ramp at the doorway. Modify or replace the existing door and frame to the increased height. If the ramp has greater than 5% slope provide handrails. Alternatively these doors could be fixed in place and made inoperable if exiting through the courtyard can handle the exiting load and required exit separations for larger tenants.
- Add a floor mounted handrail at the steps between the two courtyard levels, one on each end for each set of steps.
- Fill in the missing edge protection at the courtyard ramp by adding a concrete curb or a welded steel plate between the posts.
- Add a post mounted horizontal rail or a landscape element where the stair underside is lower than 80" above the ground.
- Add a set of handrails for the ramp leading to the CMU addition.

Plumbing

- Upgrade the men's room on the first floor to compliance. Relocate all accessories and fixtures that are not mounted at the right place.
- Upgrade the women's room on the second floor to compliance. Relocate all fixtures and accessories that are not mounted at the right place. Enlarge the entry doorway to provide the required strike side clearance or provide a button activated automatic door. Replace the door threshold with an ADA compliant type.
- Add a unisex single restroom at the ground floor.
- Add a unisex single restroom at the second floor.
- Install code compliant signs for all restrooms.
- Add a wall mounted drinking fountain at the first floor in a new alcove. As an alternative, provide a freestanding ADA compliant dual fountain in the courtyard.

Stairs and Balcony Railing

- Upgrade the two main stairs by adding a solid or perforated steel panel at the each open riser.
- Upgrade the two main stairs by adding a contrasting stripe at each riser.
- Replace the existing stair's steel guardrails with new ones of the right height. The design should be in the same spirit as the current railing design but the gaps need to be limited to 4" max. Provide new stair handrails with top and bottom handrail extensions integrated into the guardrail.
- Replace the existing second floor balcony guardrails with new ones of the right height. The design should be in the same spirit as the current railing design but the gaps need to be limited to 4" max.
- Provide a wall mounted handrail at each one of the 4 stairs between the second floor levels. Provide a handrail integrated into the balcony guardrail on the open side of these stairs.
- If the building official determines that the stair or handrail conditions do not present a distinct hazard some aspects could remain or be modified in a less obtrusive manner, e.g. adding transparent infill materials or adding rails on top of the existing.

Vertical Transportation

- Implement one of the following scenarios to provide access to all floors:
    - Adding two 2-door elevators, each with 2 stops at the second floor.
    - Adding two 2-door limited use limited application elevators, each with 2 stops at the second floor.
    - Adding two 2-door lifts between the ground floor and second floor, each with 2 stops at the second floor.
    - Adding one 2 door elevator + 2 wheelchair lifts that connect with the other two second floor levels
- Add two exterior areas of assisted rescue along the 2nd floor balcony. If AHJ (authority having jurisdiction) allows make one or both an interior area of refuge. The AHJ in this case includes at least a Fire and an ADA plan checker.

Tenant Space

- Widen all tenant doorways that do not have the required maneuvering space outside the door.
- For all doors lacking proper interior door landing, modify landing to meet the requirements.
- For all tenant interior steps provide the required handrails on both sides of the steps.
- Other than reach-in closet doors, for all interior doors that are less than 32" wide, replace with new door and frame of minimum 32" width so the clear opening width is 29.5" min. to meet the Historic Bulding Code requirement
- For all interior doors that cannot open to 90 degree, modify and reinstall the door and door frame so they can open to 90 degree.
- For all tenant entry door identification, provide code compliant signs.
- Change all door handles to a lever type.
- For door hardware mounted outside the reach range, relocate or replace with new hardware. Modify door as required so the new hardware can be installed in right range.
- For the glazed wood doors that has only a 9" high door bottom, modify to a smooth 10" high bottom.

- For the doors that has a door mail slot mounted below 10", remove the slot, patch and refinish the door.
- For the wood door with a vertically mounted mail slot above 10" height, provide an alternative mail receiving system. Remove or fill in the current slot in the door.
- Adjust all switches and outlets not in the right height to within the required reach range.
- For a unit with the steel and wood windows that have the operating parts all above the reach range, modify or replace at least one window with the operating parts within the required reach range.
- For any of the above modifications alternative means or mitigations can be discussed with the building official.

Accessible Route

There is no passenger drop-off or a loading zone provided at the street or along the alley. This is not a code violation. If there is no passenger loading zone provided, then CBC Section 11B-503 does not apply.




The south sidewalk is lined with metered parking spaces. The east sidewalk has no passenger loading zone either.

The East sidewalk is 34" wide only. This is not in compliance with CBC Section 11B-403.5. This sidewalk is not a legal sidewalk for public access to the building and it is not an accessible route.




The east sidewalk width is 34".

The parking lot has 1 ADA stall. The marking is faded beyond recognition. It cannot be measured to verify compliance with CBC Sections 11B-502.1, 502.2 and 502.3.

The sign posted in front of the stall is missing the lettering required in CBC Section 11B-502.6.2.



The accessible parking space has a faded marking and a pole mounted sign.

The paving adjacent to the ADA stall shows the asphalt cracks and settlement, which may not be in compliance with CBC Section 11B-502.4.

The accessible route marking terminates at the passageway and the ramp leading to the CMU Addition.





The cracked asphalt adjacent to the accessible parking space and the marking leading to the building's rear entrance and the CMU Addition.

The site arrival point is in the rear parking lot and the only accessible route is through a passageway. Such accessible route does not coincide with and is not in the same area as the general circulation paths because the building's main entrance is in the front. The front entry is accessed by the pedestrians from the street, the meter parking, the sidewalk and the public transportation. **This may not comply with CBC Section 11B-206.3.**




The contrast between the front entrance and the accessible entrance from the rear parking lot.

The only accessible building entrance is the 5' wide passageway which is next to the electrical closets and a service ramp. **This may not comply with CBC Section 11B-206.3.**




The Accessible Route/Building Entrance adjacent to the electrical closets and the service area.

The ramp to the CMU Addition also leads to a north wing tenant's door. The ramp's slope is greater than 5% based on 10" rise and 12' length. **If the ramp is an accessible path as marked, it is not in compliance with CBC Section 11B-505.2 due to the lack of handrails.**





The ramp to CMU Addition and the North Wing Tenant Door has a greater than 5% slope (12' long with 10" rise).

A portion of the courtyard ramp is missing the edge protection to be in full compliance with CBC Section 11B-405.9




Courtyard ramp is missing the edge protection on one side.

Only the men's restroom is in the accessible route. The only women's restroom is on the second floor, which is not accessible. There is no accessible, single unisex restrooms in the building. **This is not in compliance with CBC Section 11B-213.2.**





The only men's restroom is accessible. The only women's restroom is in a floor that is not accessible.

The second floor is not accessible and the building is over 3,000 sf per story. **This may not comply with CBC Section 11B-206.2.3.** Exception 1.2 applies ***if a reasonable portion of all facilities and accommodations normally sought and used by public in such a building are accessible to and usable by persons with disabilities.*** The first floor is 50% of the overall building area, so it may not satisfy the definition of a reasonable portion. The women's restroom is a facility normally sought and used by the public, but is not available on the first floor.



Only 50% of the building area is accessible. The first floor does not offer an accessible women's restroom.

The second floor balcony is 50" wide. It is not wide enough to provide an Area of Assisted Rescue because a minimum of a 44" exit width and additional 24" wheelchair space will be required. **If 1009.7 Area of Assisted Rescue cannot be satisfied, then the second floor is not in compliance with CBC Section 11B-207.**





The balcony width is 50". The slanted railing reduces the balcony's clear width.

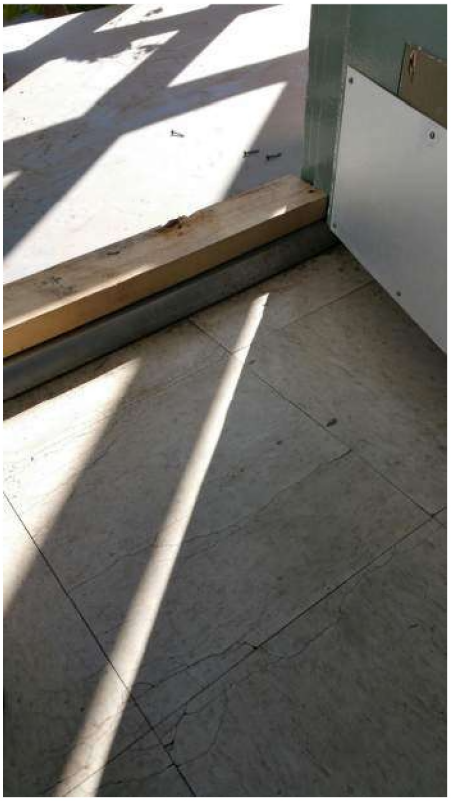
Building Blocks - Doors

The door threshold is not in compliance with CBC Section 11B-303.2.



A few doors at the east elevation have a straight drop at the sidewalk which exceeds the maximum allowed, such as the 7" shown.

The door threshold is not in compliance with CBC Sections 11B-404.2.5 & 11B-303.3.



The women's restroom door threshold has a bevel that exceeds the 1:2 slope.

The door width is not in compliance with CBC Section 11B-404.2.3.







The tenant interior doors are only 28" and 24" wide.

The door landing is not in compliance with CBC Section 11B-404.2.4.4





A first floor tenant's interior does not have a level landing at the entry door maneuvering space.



A second floor tenant's interior does not have a landing at a door. The door may have not be used due to the lack of a door knob.

The door maneuvering clearance is not in compliance with CBC Section 11B-404.2.4.1



A first floor tenant's entry door only has 42" deep maneuvering clearance due to a projected wall.







A first floor tenant's door does not have the code required 12" push side clearance.

At least two second floor tenant's doors do not have the code required 12" push side clearance.

The door maneuvering clearance is not in compliance with CBC Section 11B-404.2.4.1 at a restroom.




The women's restroom does not have pull side and push side clearance at the entry and the vestibule door.

The door opening degree is not in compliance with CBC Section 11B-404.2.3.





Some of the first floor tenant doors cannot open 90 degrees due to the door jamb installed into the wall.

The door bottom is not in compliance with CBC Section 11B-404.2.10.




The original glass door's bottom is less than 10" high. The mail slot is not a smooth surface for a wheelchair.

The door hardware mounting height is not in compliance with CBC Section 11B-404.2.7 & 11B-309



A first floor tenant's lock is mounted at 46" above floor.

The door hardware type is not in compliance with CBC Section 11B-404.2.7 and 11B-309.4.



The first floor men's restroom does not have a lever activated lock. The push plate is accessible if the door is not latched and remains unlocked.

The door hardware type is not in compliance with CBC Section 11B-404.2.7 and 11B-309.4.



The original wood framed glass doors and the exterior wood doors all have non-lever type hardware.

Stairs and Handrails

The four second floor stairs connecting the balconies do not have handrails on both sides. **This is not in compliance with CBC Section 11B-505.2.**

The four second floor stairs are not in compliance with CBC Section 11B-504.4.1 due to the lack of the contrasting stripes.



The four second floor stairs do not have a handrail on the wall side. They also do not have the contrasting stripe at the top approach and at all the treads.

The four second floor stairs do not have handrail extensions at the bottom landing; therefore, they are not in compliance with CBC Section 11B-505.10.3.



A second floor stair is missing a handrail extension at the bottom landing.

The two main stairs connecting the first floor and the second floor have handrails less than 34" high; therefore, they are not in compliance with CBC Section 11B-505.4.



The main stair's handrail is 32" high measured from the nosing.

The two main stairs do not have bottom handrail extensions; therefore, they are not in compliance with CBC Section 11B-505.10.3.

The two main stairs do not have contrasting stripes; therefore, they are not in compliance with CBC Section 11B-504.4.1.



The main stair's handrail has no extension at the bottom and no contrasting stripes at the treads.

The two main stairs connecting the first and second floors have open risers; therefore, they are not in compliance with CBC Section 11B-504.3.



Main stairs have open risers.

The second floor's balcony guardrail height is 32". This is not in compliance with CBC Section 1015.3 (Chapter 10). The handrail configuration does not offer the edge protection or a barrier at the balcony edge. **CBC Section 11B-405.9 or 11B-405.9.2 (handrail for ramp) may apply due to concern of the wheel entrapment.**



The balcony guard rail height and the lack of the edge protection.

The courtyard steps do not have handrails; therefore, the courtyard steps are not in compliance with CBC Section 11B-504.6.



The courtyard steps have no handrails.

The courtyard step's contrasting stripe is not in full compliance with CBC Section 11B-504.4.1.



The contrasting stripe placed on both the treads and the risers, while only the treads require it.

A barrier shall be provided where the vertical clearance is less than 80" high, per CBC Section 11B-307.4.



The space under one of the main stairs has less than 80" vertical clearance and does not have a barrier.

The stair does not have the uniform riser heights; therefore, it is not in compliance with CBC Section 11B-504.2.

The stair does not have handrails; therefore, it is not in compliance with CBC Section 11B-504.6



One concrete stair inside a unit has a 6" and 4" tall risers. The stair does not have handrails.

Restroom

The first floor men's restroom lavatories do not have the required clearance from the adjacent wall to the center of the fixtures; **therefore, it is not in compliance with CBC Section 11B-606.6.**



The distance from the adjacent wall to the center of the fixture is only 12" for each lavatory.

The side wall grab bar shall be 42" long minimum, located 12" maximum from the rear wall. **The ADA stall side grab bar is not in compliance with CBC Section 11B-604.5.1.**



The distance from the rear wall to the end of the grab bar is 17" and the grab bar length is 36".

The rear wall grab bar shall be 36” long min and extend from the center line of the water closet 12” min on one side and 24” min on the other side. Exception 2: Where an administrative authority requires flush controls for the flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet. **The rear grab bar may conflict with the flush valve and is not located per CBC Section 11B-604.5.2.**



The rear grab bar is not split or shifted to the open side at the flush valve.

The toilet paper dispenser shall be 7” minimum and 9” maximum in the front of the water closet measured to the center line of the dispenser. The outlet of the dispenser shall be 14” minimum and 19” maximum above the finish floor. **The toilet paper dispenser mounting is not in compliance with CBC Section 11B-604.7.1.**



The toilet paper dispenser is 19” in front of the water closet and is 24” above floor at the outlet.

The second floor women's restroom (The only women's restroom on the site is not on an accessible floor).

The women's restroom lavatories are spaced close to each other and to the adjacent wall. **The mirror height is more than 40" above the floor; therefore, it is not in compliance with CBC Section 11B-603.3.**





The mirror height is 45" above the floor.

The women's restroom water supply and the drain pipes under the lavatory are not insulated; therefore, it is not in compliance with CBC Section 11B-606.5.



There is no insulation for the water supply and the drain pipes.

The second floor women's restroom has three regular stalls, no ADA stall or the minimum ADA clearance outside the stalls. **It is not in compliance with CBC Sections 11B-213.2 and 11B-603.2.**



There are three regular toilet stalls. There is no ADA stall or the minimum ADA clearance outside the stalls.

The second floor women's paper towel dispenser has operable part higher than 40" above the floor; therefore, it is not in compliance with CBC Section 11B-603.5.





The paper towel dispenser's highest operable part is at 53" above the floor.

Drinking Fountain:

Currently, there is no drinking fountain on the site. The plumbing code requires drinking fountains. **CBC Section 11B-202.4 requires drinking fountains to be in the Accessible Path of Travel.**



A removed drinking fountain was spotted at the second floor balcony which is not accessible.

ISA should not contain HANDICAPPED letters. The door mounted triangular or the circular restroom sign normally does not have Braille letters. A tactile room sign should also be located alongside the door at the latch side. The Braille letters should be positioned on the room sign below the corresponding tactile letters. **The men's restroom sign is not in full compliance with CBC Section 11B-703.**



The ISA symbol does not contain the letter HANDICAPPED. The Braille letters should be on wall-mounted room sign.

The women's restroom door sign commonly is a circle. A tactile room sign should also be located alongside the door at the latch side. The Braille letters should be positioned in the room sign below the corresponding tactile letters. **The original women's restroom sign does not comply with CBC Section 11B-703**. It may be preserved; however, an additional sign adjacent to the door should be provided to serve the visually impaired.



The original ladies' room sign is not the circular symbol nor a pictogram. It is not of raised characters and it does not contain Braille letters. It does not have a color contrast and the type is not San Serif.

Under CBC Section 11B-703.4.1, the code required room sign should be centered at 60" above the floor and should be located next to a door. It requires a certain visual and tactile characters including a color contrast. These original suite numbers may not comply with the current code requirements.



The original suite numbers are mounted above the door and have a low color contrast.

Reaching Range

The electrical receptacle outlets' mounting height should be 15" minimum. **The majority of the original outlets do not comply with CBC Section 11B-308.1.**





The original outlets are mounted at typical 12" above the floor. One outlet is mounted higher than 48" above the floor.

The electrical switches' mounting height should be 48" maximum. **Some of the switches are mounted too high to be in compliance with CBC Section 11B-308.1.**



A switch is mounted at 67" above the floor.

Mail boxes provide at least five percent, but none less than one of each type should comply with **CBC Section 11B-309. Some of the original mail slots are mounted lower than 15" from the floor; therefore, they do not comply.**



An original mail slot mounted at about 9" from the floor.

Per Section 11B-229.1, when glazed openings are provided at least one opening shall comply with **CBC Section 11B-309. Almost all steel and wood window latches are mounted at more than 48" above the floor; therefore, latches are not in compliance.**



Second floor steel window's latch is mounted at 62" above the floor.



Most of the floor wood window's operable parts are mounted above the door height.

Attachment F

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Dear Mr. Berlin

Subject: Barry Building Renovations

This report estimates projected costs associated with implementing numerous upgrades to the Barry Building, including seismically retrofitting the building, and implementing building code and ADA upgrades. The projected cost for this work is $12,818,000.

This report is divided in to two sections:

Section 1 - Estimate Methodology and source documentation

Section 2 - Estimate of projected costs - Repair matrix

Section 1 - Estimate Methodology and source documentation

Estimate methodology

The estimate analysis was isolated into three major categories listed below by priority:

- Structural / Life safety - Building Code Compliance
- ADA Access
- Energy savings as required by code

For each item listed above every construction element identified in the following reports:

- *11973 San Vicente Boulevard, ASCE 41-13 Seismic Assessment* by Englekirk Structural Engineers Seismic Assessment
- *Project Impacts Assessment, 11973 San Vicente Boulevard* by Historic Resources Group
- *Barry Building ADA Update Requirements* by Gruen Associates
- A site visit by James Oswell on March 7, 2019.

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.

This document has two attachments that identify the impact and effect of the repairs on the project as a whole and the cost associated with the repairs, see Section 2.

Example-1 - Electrical Installations

The ADA report by Gruen identified several if not all electrical outlets and switches were not at the proper height. The photos provided verified this to be the case. What was not identified was the fact that all of the outlets do not meet electric code requirements as the outlets do not have a ground and the restrooms do not have ground-fault circuit interrupter ("GFCI") protection. This means that the ADA requirement for height is superseded by a building code compliance requirement. When you consider when the building was built there is a strong possibility that the wire used has an asbestos insulation we arrive at a point where all electrical wire in the building must be removed and replaced.

Example-2 - Building Access

The ADA report goes into great detail regarding building access with respect to opening width, door swings, elevation of door handles, etc. The reality is that due to the date of original construction all doors and window frames are covered with lead paint which means the abatement would be required prior to relocating the hardware and patching the existing hardware locations. It is far cheaper to replace the doors than to remove the lead paint and patch the existing door pull openings. Once again, the ADA requirement is superseded by a building code / building safety requirement. The June 2021 Gruen report identifies the need for an additional second elevator that is included in the revised project costs.

Example-3 - Railing Modifications

As part of the building access recommendations were modifications to the handrails at the existing stairs and the second floor railings. These recommendations were made from a perspective of Historical preservation only and the means and methods were not considered. The recommendations made are not constructible as there is no way of welding additional steel elements to 60-year-old steel pipe. The only way to achieve what is required is to replace all railings with what is required by code.

Example-4 - Access and Drop-off requirements

In the ADA report, recommendations were made to provide a drop-off area on San Vicente Boulevard and to widen the sidewalk located on the East side of the building. The drop-off area on San Vicente Boulevard is most likely not possible as it would create a pinch point at the front of the building. The proposed drop-off area would improve ADA access to the building but at the same time impede foot traffic in front of the building. Approval by building department would be required. Widening the sidewalk to the East of the building would decrease the width of the driveway from approximately 21 feet to 18 feet which would create very narrow drive lanes accessing the parking area at the back of the building. Both of these recommendations may improve ADA access but would most likely not get through the plan check process.

Section 2 - Estimate of projected costs - Repair matrix

This document is accompanied by two attachments:

Attachment 1 - Estimate supporting documentation

Attachment 2 - Repair Matrix "Graphic showing the interrelationship between the various repair items " Please note that the ability to cross reference between the two reports is accomplished by using the Work Breakdown Structure (WBS) code number found at the beginning of each item in the estimate and the corresponding WBS number in the Repair Matrix. It should be noted that not all references are included in

the matrix. The repair matrix is provided as a general overview with references to the major categories in the estimate.

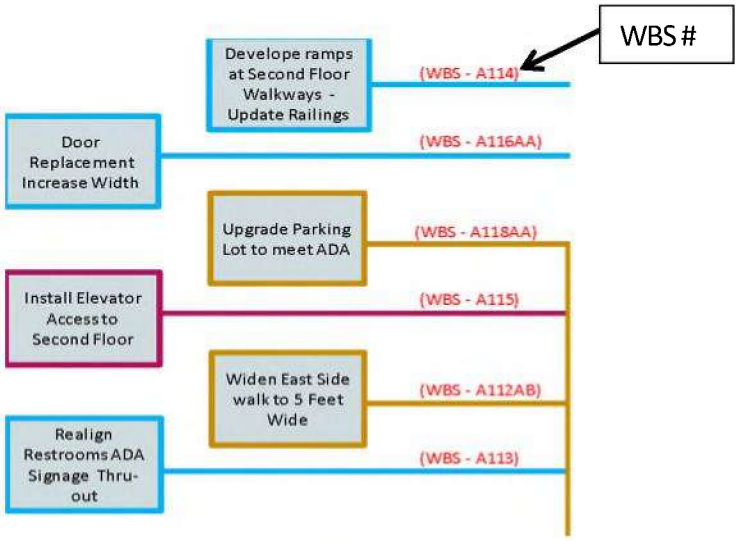
Estimate WBS

Code	Description	Total Labor	Total Materials	Total Equipment	Total
A1	BARRY BUILDING STRUCTURAL AND ADA UPGRADE	$3,865,544	$4,952,883	$1,334,228	$10,152,655
A111	STRUCTURAL	$2,030,704	$1,716,506	$662,256	$4,409,466
A111AA	ROOF	$168,996	$129,592	$65,923	$364,510
A111AA11	DEMO ROOF	$41,152	$11,619	$12,050	$64,821

WBS #

Matrix WBS

The repair work is separated into three code compliant categories



Analysis

- Structural / Life safety - Building Code Compliance
- ADA access
- Energy and Water conservation

These items were identified in consultant reports, identified on page 1, that will be supplied under a separate attachment. The assumption is that the work required is code minimum requirements that will require a separate waiver from all governing agencies for each item that will not be required. It is possible that some of the items estimated could get a waiver from one agency but it is unlikely that all agencies will agree to any specific item.

Example 1 - ADA Access Versus Access Drive width

One conflicting recommendation is identified in the ADA report is the widening of the East Sidewalk to 5 feet in width. The impact of this change would be the reduce the access drive width to 17 to 18 feet in width. This creates a conflict between the minimum roadway requirement and the ADA sidewalk width requirement. One of the controlling agencies will be required to wave the code requirement. The reasonable assumption is that if the project were to go forward minimum code compliance will be required in order to bring the building back to service.

The matrix provided in attachment provides an outline of the work required and the impact and effect of each item on the project as a whole. Understandably the work is complicated, and the main intent is to bring the building up to code with the minimum impact on the perceived historical nature of the building. In some cases, the historical nature of the project will be impacted as a result of code required work; this is due primarily to the structural modifications to the South building elevation, which includes installation of two-story steel moment resistant frames at the south wing where no continuous shear wall may be feasible. The steel moment resisting frames would consist of new wide flange steel columns, wide flange steel beams, and new concrete footings.

Examples:

The south elevation at the courtyard entry will require complete demolition as the pipe columns supporting the second floor do not meet seismic standards. In addition, an elevator shaft will need to be incorporated into the structure to accommodate the ADA requirements for accessibility to the second floor for those who cannot use the stairs. This work will require the demolition of the second-floor structure, removal for the stair railing and elevated walk way, realignment of the South Stairway and the ultimate reconstruction of all of these items and the ancillary work associated with this repair.

The second-floor walkway and railing does not meet code requirements. In order to address this issue ramps will need to be added to the second floor walkway at four locations where there are steps. This modification will impact the existing railing height, the location of second floor entry doors. In addition, the railing not impacted by the ramp requirement is not to code either in height or the spacing of vertical members. The net result is that ramps will need to be added at four locations and all second floor and stair railings will need to be replaced.

The Estimate and Matrix have been subdivided into three categories with the subcategories as follows:

- Structural / Life safety - Building Code Compliance
    - Abatement
    - Structural upgrades
    - Upgrades to steel stairs and railings
    - Fire Protection
    - Replacement of HVAC System
    - Electrical System Upgrade

ADA access code requirements

- Develop ramps at second floor walkways - Upgrade railings
- Door replacement - increase width to code minimum
- Upgrade parking lot to meet ADA requirements
- Install elevator for second floor access
- Widen East elevation sidewalk
- Realign restrooms on first and second floor to meet ADA

Energy - Water conservation requirements

- Replace all windows with dual glazed Low E glass
- Replace HVAC system with energy efficient system located in 2 HR rated enclosure
- Divert storm water to storm drain system
- Replace lighting with LED fixtures

Itemized list of work required

A1	BARRY BUILDING STRUCTURAL AND ADA UPGRADE
A111	STRUCTURAL
A111AA	ROOF
A111AB	2ND STORY FLOOR
A111AC	NEW 2-STORY STEEL MOMENT FRAME
A111AD	2-STORY SHEAR WALL
A111AE	STRENGTHEN EXISTING 2-STORY SHEAR WALL
A111AF	SHEAR WALL ON INT OF EXT WALL
A111AG	DEMO & RESTORE CEILINGS
A111AH	MEP- FP - OUTLETS - LIGHTS - GRILLS – DUCTWORK
A111AI	REPLACE PLATE DAMAGED BY MOISTURE & TERMITES IST FLOOR
A112	ACCESSIBLE PATH
A112AA	COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS
A112AB	WIDEN SIDEWALKS TO 5’ AT THE EAST ELEVATION
A112AC	MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION
A112AD	FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS
A112AE	CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP
A112AF	POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)
A112AG	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)
A113	PLUMBING
A113AA	UPGRADE THE MEN’S ROOM FLOOR TO COMPLIANCE
A113AB	UPGRADE WOMEN’S ROOM ON 2ND FLOOR TO COMPLIANCE
A113AC	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR
A113AD	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR
A113AE	CODE COMPLIANT SIGNS FOR RESTROOMS
A113AF	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE
A113AG	PLUMBING INFRASTRUCTURE
A114	STAIRS AND BALCONY RAILING
A114AA	ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER
A114AB	ADD CONTRASTING STRIPE AT EACH RISER
A114AC	REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES
A114AD	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS
A114AE	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS
A115	VERTICAL TRANSPORTATION
A115AA	DEVELOP VERTICAL TRANSPORTATION
A115AB	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY
A116	TENANT SPACE
A116AA	WIDEN ALL TENANT DOORWAYS
A116AB	MODIFY LANDING TO NECESSARY DOORS
A116AC	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS

A116AD	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W
A116AE	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES
A116AF	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR
A116AG	LEVER DOOR HANDLES
A116AH	WINDOW REPLACEMENT
A116AI	REPLACE EXTERIOR WALL FINISHES
A117	ABATEMENT
A117AA	ABATEMENT
A118	SITE IMPROVEMENTS
A118AA	SITE IMPROVEMENTS
B1	OWNER'S COSTS
B111	OWNER'S COSTS
B111AA	OWNER'S COST

Projected Cost

The projected cost for the Barry Building repairs and upgrades required to bring the building up to current building codes is $12,818,000 as of November 2022.

Building area calculations

First Floor	7,142 BSF
Second Floor	7,142 BSF
Second Floor Balcony / walkway	1,150 BSF
Total Area	**15,434 BSF**

Midpoint of construction is assumed to be January 2024

Labor Rates used "Davis Bacon / Los Angeles County - September 1, 2022

Markups included in estimate for Subcontractors based on current markup conditions

Subcontractor Overhead - GC'S	6.5%
Bond	1.1%
Profit on Labor	12.0%
Profit on Material	10.0%
Profit on Equipment	7.5%
Liability Insurance	2.1%
Mobilization - Demobilization	3.5%

Markups included in estimate for General Contractor based on current markup conditions

General Conditions	10.0%
Prime Home Office Overhead	3.5%
Prime Profit	10.0%
Bond	0.8%
Miscellaneous Taxes	1.1%
CQC	1.0%
Builders Risk	0.4%
Insurance	2.1%
Escalation to June 2022	6.8%

Exclusions:

Legal fees associated with upgrade requirements

Finance costs

Tenant improvements to meet the needs of future tenants

- Partitioning within the open shell
- Floor coverings
- T-bar acoustic Ceilings
- IT upgrades
- Phone and communication systems
- Security systems
- Landscaping & courtyard upgrades
- San Vincente drop-off development
- Site lighting
- Signage improvements
- Special permitting

Unforeseen conditions or items not specifically addressed in estimate

Schedule assumptions

Due to the nature of this project the projected bid date for this project is assumed to be June

2023 with projected duration of 12 months.

Senior Consultant Hill International Inc. - Professor ASU "Advanced Building Estimating"

James N. Oswell, Jr., CCP, has more than 45 years of professional experience in construction cost. He is an industry expert in cost estimating, budget analysis and cost forecasting. Jim's unique approach to integrating cost and schedule data enhances the project management, value engineering and enriches project efficiencies. His expertise covers claims avoidance, constructability reviews, claims review and resolution and change order request analysis and reconciliation for a wide range of projects including education, general building, government, hospitals and heavy civil construction projects. In addition to cost services, he specializes in escalation forecasting services for large construction programs, including services to notable clients such as U.S. Army Corps of Engineers, Naval Facilities Engineering Command (NAVFAC), and Office of the Capitol Architect, Washington, DC, Port of Long Beach, and Seattle school district and State of California department of corrections.

For additional Questions please call:

Louis Rivera

480-798-9629 - Cell

Attachments – Estimate Reports

B-SYS BARRY BLDG 10_18_22_V7 - Estimate Summary
C-SYS BARRY BLDG 10_18_22_V7 - Construction System Summary
E-SYS BARRY BLDG 10_18_22_V7 - Estimate Detail

Hill International

Hill International (Arizona) Inc.
2201 East Camelback Road
Suite 350
Phoenix, AZ 85016
Tel: 602-778-9888
www.hillintl.com
AZ Contractor's License Number
ROC 289497

March 13, 2023

Gina M. Angiolillo
Senior Associate
Alston & Bird
333 South Hope Street
Los Angeles, CA 90071

Subject: Barry Building Area

Dear Ms. Angiolillo,

Gina, your assumption is correct.
The total building area impacted by construction is 15434 SF.
The leasable space at 12,800 sf does not include square footage for common-use restrooms and mechanical rooms (13956 – 12800) = 1156 sf "Restrooms and Mechanical /electrical spaces."
The balance (15434 – 13956) =1478 sf, includes Perimeter elevated walkway, main breeze way, and back breeze way going from courtyard to parking area.

Louis Rivera

Louis Rivera
Director of Estimating
Hill International

Hill International

B--System Report REV 2
SUBMITTAL: CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION: Nov. 5 2003
ESTIMATE SAVED AS: BARRY BLDG ADA UPGRADE_10_18_22_V7.PWS

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 2 November 2022
Page 1 OF 1

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00 SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $13,000,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022
BID DATE: JAN 2023

WBS CODE	DESCRIPTION	COST/PROJECT UOM BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
			BARRY BUILDING, PROJECT TOTALS					**12,818,000**
		****PROJECT SUBTOTALS****		4,952,883	3,865,544	1,334,228	2,665,320	12,817,975
BASE BID		***657.81/SF***	***15434@ 657.81BSF***	***4,952,883***	***3,865,544***	***1,334,228***	***0***	***10,152,655***
-BARRY BUILDING STRUCTURAL AND ADA UPGRADE		657.81/SF	15434@ 657.81BSF	**4,952,883**	**3,865,544**	**1,334,228**	**0**	**10,152,655**
A111	STRUCTURAL	285.70/SF	15434@ 285.70BSF	1,716,506	2,030,704	662,256	0	4,409,466
A112	ACCESSIBLE PATH	32.70/SF	15434@ 32.70BSF	301,551	118,822	84,293	0	504,665
A113	PLUMBING	15.58/SF	15434@ 15.58BSF	143,518	58,306	38,698	0	240,522
A114	STAIRS AND BALCONY RAILING	7.81/SF	15434@ 7.81BSF	78,016	37,459	5,030	0	120,505
A115	VERTICAL TRANSPORTATION	56.22/SF	15434@ 56.22BSF	655,097	177,337	35,284	0	867,717
A116	TENANT SPACE	125.48/SF	15434@ 125.48BSF	1,141,923	624,222	170,565	0	1,936,710
A117	ABATEMENT	100.27/SF	15434@ 100.27BSF	616,777	674,952	255,887	0	1,547,616
A118	SITE IMPROVEMENTS	34.05/SF	38811@ 13.54SF	299,495	143,742	82,216	0	525,453
OWNER'S COSTS		***172.69/SF***	***10152655@ 0.26TC$***	***0***	***0***	***0***	***2,665,320***	***2,665,320***
-OWNER'S COSTS		172.69/SF	10152655@ 0.26TC$	**0**	**0**	**0**	**2,665,320**	**2,665,320**
B111	OWNER'S COSTS	172.69/SF	10152655@ 0.26TC$	0	0	0	2,665,320	2,665,320

C--Assembly Category Report
SUBMITTAL: CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION: Nov. 5 2003
ESTIMATE SAVED AS: BARRY BLDG ADA UPGRADE_10_18_22_V7.PWS

Hill International

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 11/02/2022
Page: 1 OF 3

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $13,000,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022

WBS CODE	DESCRIPTION	COST/WBS BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
			BARRY BUILDING, PROJECT TOTALS					**12,818,000**
	*****PROJECT SUBTOTALS****			4,952,883	3,865,544	1,334,228	2,665,320	12,817,975
BASE BID		**657.81/SF**	**15434@ 657.81BSF**	**4,952,883**	**3,865,544**	**1,334,228**	**0**	**10,152,655**
-BARRY BUILDING STRUCTURAL AND ADA UPGRADE		**657.81/SF**	**15434@ 657.81BSF**	**4,952,883**	**3,865,544**	**1,334,228**	**0**	**10,152,655**
A1 STRUCTURAL		**285.70/SF**	**15434@ 285.70BSF**	**1,716,506**	**2,030,704**	**662,256**	**0**	**4,409,466**
A111 ROOF		23.62/SF	7142@ 51.04SF	129,592	168,996	65,923	0	364,510
A111AA	DEMO ROOF	4.20/SF	7142@ 9.08SF	11,619	41,152	12,050	0	64,821
A111AA	NEW 3/4" PLYWOOD ROOF SHEATHING	7.38/SF	7142@ 15.94SF	33,068	59,544	21,265	0	113,877
A111AA	NEW ROOF	12.04/SF	7142@ 26.02SF	84,905	68,300	32,607	0	185,812
A111 2ND STORY FLOOR		13.38/SF	7142@ 28.91SF	44,687	128,449	33,316	0	206,452
A111AB	DEMO FLOOR DECKING FLOOR COVERINGS	6.00/SF	7142@ 12.96SF	11,619	68,906	12,050	0	92,574
A111AB	NEW 3/4" PLYWOOD FLOOR SHEATHING	7.38/SF	7142@ 15.94SF	33,068	59,544	21,265	0	113,877
A111 NEW 2-STORY STEEL MOMENT FRAME		20.86/SF	7142@ 45.07SF	121,310	102,670	97,932	0	321,911
A111AC	FOUNDATIONS	0.53/SF	6@ 1370.15EA	4,955	2,253	1,012	0	8,221
A111AC	DEMO OF SOG AT ENTRY	2.31/SF	1200@ 29.68SF	5,556	9,817	20,247	0	35,620
A111AC	SOG REPLACEMENT	2.20/SF	1200@ 28.34SF	15,918	13,679	4,407	0	34,004
A111AC	DEMO STRUCTURE	4.91/SF	1200@ 63.14SF	19,522	21,708	34,539	0	75,769
A111AC	W12x96 (8 EA TOTAL)	3.83/SF	119@ 496.25LF	24,303	20,011	14,740	0	59,053
A111AC	W14x132	4.82/SF	150@ 496.25LF	30,634	25,224	18,580	0	74,437
A111AC	RESTORE STRUCTURE @ ENTRY	2.26/SF	1200@ 29.01SF	20,423	9,978	4,407	0	34,807
A111 2-STORY SHEAR WALL		37.29/SF	245@ 2349.35LF	286,598	198,002	90,992	0	575,592
A111AD	SLAB DEMO	2.83/SF	1470@ 29.68SF	6,806	12,026	24,803	0	43,635
A111AD	SHEAR WALL FOUNDATIONS	5.44/SF	245@ 342.54LF	50,587	23,000	10,334	0	83,922
A111AD	SOG REPLACEMENT	2.70/SF	1470@ 28.34SF	19,499	16,757	5,398	0	41,655
A111AD	NEW 2-STORY SHEAR WALL	10.95/SF	245@ 689.75LF	88,910	52,116	27,964	0	168,990
A111AD	DRYWALL - FINISHES	10.00/SF	12250@ 12.60SF	84,312	57,848	12,158	0	154,318
A111AD	WALL DEMO	5.38/SF	6125@ 13.56SF	36,484	36,254	10,334	0	83,073
A111 STRENGTHEN EXISTING 2-STORY SHEAR WALL		17.87/SF	198@ 1392.61LF	126,736	117,558	31,443	0	275,736
A111AE	STRENGTHEN EXISTING 2-STORY SHEAR WALL	5.44/SF	4950@ 16.95SF	29,113	41,508	13,265	0	83,886
A111AE	WALL DEMO	4.35/SF	4950@ 13.56SF	29,485	29,299	8,352	0	67,136
A111AE	DRYWALL - FINISHES	8.08/SF	9900@ 12.60SF	68,138	46,751	9,826	0	124,714
A111 SHEAR WALL ON INT OF EXT WALL		19.95/SF	7142@ 43.11SF	133,703	135,889	38,278	0	307,869
A111AF	NEW 2-STORY SHEAR WALL	7.84/SF	7142@ 16.95SF	42,006	59,888	19,139	0	121,033
A111AF	WALL DEMO	6.28/SF	7142@ 13.56SF	42,542	42,274	12,050	0	96,866
A111AF	DRYWALL - FINISHES	5.83/SF	7142@ 12.60SF	49,155	33,727	7,088	0	89,970
A111 DEMO & RESTORE CEILINGS		25.54/SF	15434@ 25.54BSF	198,159	154,723	41,359	0	394,242
A111AG	CEILING DEMO	12.33/SF	15434@ 12.33bSF	91,934	72,323	26,041	0	190,298
A111AG	DRYWALL - FINISHES	13.21/SF	15434@ 13.21BSF	106,226	82,400	15,318	0	203,944
A111 MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTWORK		108.19/SF	15434@ 108.19BSF	552,480	936,428	180,855	0	1,669,762
A111AH	ELECTRICAL	23.06/SF	15434@ 23.06BSF	243,354	86,534	26,041	0	355,928
A111AH	MECHANICAL	63.16/SF	15434@ 63.16BSF	93,592	752,516	128,726	0	974,835
A111AH	FIRE PROTECTION	21.96/SF	15434@ 21.96BSF	215,534	97,378	26,087	0	338,999
A111 REPLACE PLATE DAMAGED BY MOISTURE & TERMITES IST FLOOR		19.01/SF	250@ 1173.57LF	123,242	87,991	82,160	0	293,393
A111AI	DEMO REQUIRED TO REPLACE PLATE	6.74/SF	250@ 415.92LF	16,406	34,907	52,667	0	103,980
A111AI	REPLACE PLATE - STUDS - PLASTER	9.20/SF	250@ 568.16LF	69,295	47,720	25,026	0	142,041
A111AI	REINFORCE STUD - TOP PLATE CONNECTION	3.07/SF	5000@ 9.47LF	37,541	5,365	4,466	0	47,372
A1 ACCESSIBLE PATH		**32.70/SF**	**15434@ 32.70BSF**	**301,551**	**118,822**	**84,293**	**0**	**504,665**
A112 COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS		25.87/SF	34881@ 11.45SF	249,212	89,550	60,509	0	399,271
A112AA	AC OVERLAY - CO-PLANE	25.27/SF	34881@ 11.18SF	244,436	86,724	58,853	0	390,013
A112AA	RESTRIPE - SIGNAGE	0.60/SF	90@ 102.86STALLS	4,775	2,827	1,655	0	9,258
A112 WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION		3.90/SF	135@ 445.66LF	18,617	19,735	21,813	0	60,165
A112AB	WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION	3.90/SF	135@ 445.66LF	18,617	19,735	21,813	0	60,165
A112 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION		2.17/SF	3@ 11167.28EA	26,279	5,734	1,489	0	33,502
A112AC	MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	2.17/SF	3@ 11167.28EA	26,279	5,734	1,489	0	33,502
A112 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		0.19/SF	12@ 247.52LF	1,952	911	107	0	2,970
A112AD	FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	0.19/SF	12@ 247.52LF	1,952	911	107	0	2,970
A112 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX 3 LF)		0.05/SF	3@ 279.11LF	285	463	89	0	837
A112AE	CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX 3 LF)	0.05/SF	3@ 279.11LF	285	463	89	0	837
A112 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)		0.10/SF	6@ 247.52LF	976	455	54	0	1,485
A112AF	POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	0.10/SF	6@ 247.52LF	976	455	54	0	1,485

C--Assembly Category Report
SUBMITTAL: CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION: Nov. 5 2003
ESTIMATE SAVED AS: BARRY BLDG ADA UPGRADE_10_18_22_V7.PWS

Hill International

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 11/02/2022
Page: 2 OF 3

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $13,000,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022

WBS CODE	DESCRIPTION	COST/WBS BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
A112	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	0.42/SF	26@ 247.52LF	4,230	1,974	232	0	6,435
A112AG	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	0.42/SF	26@ 247.52LF	4,230	1,974	232	0	6,435
A1 PLUMBING		**15.58/SF**	**15434@ 15.58BSF**	**143,518**	**58,306**	**38,698**	**0**	**240,522**
A113	UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	2.18/SF	136@ 246.91SF	21,103	8,293	4,184	0	33,580
A113AA	UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	2.18/SF	136@ 246.91SF	21,103	8,293	4,184	0	33,580
A113	UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	1.84/SF	115@ 246.91SF	17,845	7,012	3,538	0	28,395
A113AB	UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	1.84/SF	115@ 246.91SF	17,845	7,012	3,538	0	28,395
A113	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	3.46/SF	180@ 296.97SF	36,941	10,975	5,538	0	53,454
A113AC	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	3.46/SF	180@ 296.97SF	36,941	10,975	5,538	0	53,454
A113	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	0.02/SF		205	61	31	0	297
A113AD	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	0.02/SF		205	61	31	0	297
A113	CODE COMPLIANT SIGNS FOR RESTROOMS	0.05/SF	4@ 193.03EA	601	144	28	0	772
A113AE	CODE COMPLIANT SIGNS FOR RESTROOMS	0.05/SF	4@ 193.03EA	601	144	28	0	772
A113	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	0.43/SF		5,506	699	367	0	6,572
A113AF	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	0.43/SF		5,506	699	367	0	6,572
A113	PLUMBING INFRASTRUCTURE	7.61/SF	15434@ 7.61BSF	61,318	31,123	25,011	0	117,451
A113AG	PLUMBING INFRASTRUCTURE	7.61/SF	15434@ 7.61BSF	61,318	31,123	25,011	0	117,451
A1 STAIRS AND BALCONY RAILING		**7.81/SF**	**15434@ 7.81BSF**	**78,016**	**37,459**	**5,030**	**0**	**120,505**
A114	ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	0.37/SF	40@ 141.37RISERS	3,504	1,635	516	0	5,655
A114AA	ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	0.37/SF	40@ 141.37RISERS	3,504	1,635	516	0	5,655
A114	ADD CONTRASTING STRIPE AT EACH RISER	0.09/SF	40@ 36.54EA	481	862	119	0	1,462
A114AB	ADD CONTRASTING STRIPE AT EACH RISER	0.09/SF	40@ 36.54EA	481	862	119	0	1,462
A114	REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES	2.81/SF	175@ 247.52LF	28,469	13,283	1,563	0	43,315
A114AC	REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES	2.81/SF	175@ 247.52LF	28,469	13,283	1,563	0	43,315
A114	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	3.16/SF	197@ 247.52LF	32,048	14,953	1,760	0	48,761
A114AD	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	3.16/SF	197@ 247.52LF	32,048	14,953	1,760	0	48,761
A114	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	1.38/SF	120@ 177.61LF	13,515	6,726	1,072	0	21,313
A114AE	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	1.38/SF	120@ 177.61LF	13,515	6,726	1,072	0	21,313
A1 VERTICAL TRANSPORTATION		**56.22/SF**	**15434@ 56.22BSF**	**655,097**	**177,337**	**35,284**	**0**	**867,717**
A115	DEVELOP VERTICAL TRANSPORTATION	54.57/SF		638,203	171,206	32,753	0	842,162
A115AA	ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS	54.57/SF	2@ 421081.00EA	638,203	171,206	32,753	0	842,162
A115	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY	1.66/SF	2@ 12777.62EA	16,894	6,131	2,531	0	25,555
A115AB	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY	1.66/SF	150@ 170.37SF	16,894	6,131	2,531	0	25,555
A1 TENANT SPACE		**125.48/SF**	**15434@ 125.48BSF**	**1,141,923**	**624,222**	**170,565**	**0**	**1,936,710**
A116	WIDEN ALL TENANT DOORWAYS	11.19/SF	40@ 4319.46EA	120,132	41,927	10,719	0	172,778
A116AA	WIDEN ALL TENANT DOORWAYS	11.19/SF	40@ 4319.46EA	120,132	41,927	10,719	0	172,778
A116	MODIFY LANDING TO NECESSARY DOORS	1.69/SF	15434@ 1.69BSF	16,268	7,182	2,581	0	26,031
A116AB	MODIFY LANDING TO NECESSARY DOORS	1.69/SF		16,268	7,182	2,581	0	26,031
A116	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	2.07/SF	15@ 2131.31EA	20,272	10,089	1,608	0	31,970
A116AC	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	2.07/SF	15@ 2131.31EA	20,272	10,089	1,608	0	31,970
A116	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	8.40/SF	30@ 4319.46EA	90,099	31,445	8,039	0	129,584
A116AD	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	8.40/SF	30@ 4319.46EA	90,099	31,445	8,039	0	129,584
A116	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	2.73/SF	25@ 1686.78EA	23,776	16,160	2,233	0	42,169
A116AE	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	2.73/SF	25@ 1686.78EA	23,776	16,160	2,233	0	42,169
A116	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	0.50/SF	40@ 193.02EA	6,007	1,436	278	0	7,721
A116AF	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	0.50/SF	40@ 193.02EA	6,007	1,436	278	0	7,721
A116	LEVER DOOR HANDLES	1.78/SF	75@ 366.37EA	25,340	1,616	521	0	27,478
A116AG	LEVER DOOR HANDLES	1.78/SF	75@ 366.37EA	25,340	1,616	521	0	27,478
A116	WINDOW REPLACEMENT	25.71/SF	2200@ 180.34SF	273,051	85,283	38,410	0	396,744
A116AH	WINDOW REPLACEMENT + 10 OPENABLE WINDOWS	25.71/SF	2200@ 180.34SF	273,051	85,283	38,410	0	396,744
A116	REPLACE EXTERIOR WALL FINISHES	71.42/SF	62928@ 17.52SF	566,977	429,083	106,176	0	1,102,235
A116AI	REPLACE EXTERIOR WALL FINISHES	71.42/SF	62928@ 17.52SF	566,977	429,083	106,176	0	1,102,235

C--Assembly Category Report
SUBMITTAL: CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION: Nov. 5 2003
ESTIMATE SAVED AS: BARRY BLDG ADA UPGRADE_10_18_22_V7.PWS

Hill International

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 11/02/2022
Page: 3 OF 3

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $13,000,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022

WBS CODE	DESCRIPTION	COST/WBS BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
A1	**ABATEMENT**	**100.27/SF**	**15434@ 100.27BSF**	**616,777**	**674,952**	**255,887**	**0**	**1,547,616**
A117	ABATEMENT	100.27/SF	15434@ 100.27BSF	616,777	674,952	255,887	0	1,547,616
A117AAA	BATEMENT - ASBESTOUS	17.63/SF	15434@ 17.63BSF	135,196	110,856	26,041	0	272,093
A117AAA	BATEMENT - LEAD PAINT	13.24/SF	15434@ 13.24BSF	110,089	68,219	26,041	0	204,349
A117AAA	BATEMENT - ELECTRICAL WIRE	10.11/SF	15434@ 10.11BSF	83,049	46,900	26,041	0	155,991
A117AAA	BATEMENT - BLACK MOLD	36.27/SF	15434@ 36.27BSF	0	391,140	168,632	0	559,772
A117AA	DUMP FEES	3.28/SF	30@ 1689.36LDS	50,681	0	0	0	50,681
A117AA	REMOVE PCB CONTAINING EQUIPMENT	19.74/SF	5@ 60946.08EA	237,762	57,837	9,131	0	304,730
A1	**SITE IMPROVEMENTS**	**34.05/SF**	**38811@ 13.54SF**	**299,495**	**143,742**	**82,216**	**0**	**525,453**
A118	SITE IMPROVEMENTS	34.05/SF	34881@ 15.06SF	299,495	143,742	82,216	0	525,453
A118AA	DIVERT RAIN WATER TO STORM DRAIN	10.62/SF	350@ 468.25LF	82,466	52,143	29,279	0	163,887
A118AA	UPGRADE PARKING LOT DRAINAGE	9.68/SF	3@ 49799.84EA	101,362	33,150	14,888	0	149,400
A118AA	WIDEN EAST SIDE WALKWAYY TO 5 FEET	4.39/SF	1500@ 45.16SF	39,043	20,595	8,099	0	67,736
A118AA	UPGRADE PARKING LOT TO MEET ADA	0.15/SF	4@ 589.51EA	1,251	829	278	0	2,358
A118AA	REPAIR & RESURFACE EAST ROADWAY	3.72/SF	2430@ 23.64SF	37,707	12,755	6,994	0	57,455
A118AA	SEWER LINE REPLACEMENT	5.48/SF	250@ 338.46LF	37,667	24,271	22,679	0	84,616
OWNER'S COSTS		**172.69/SF**	**10152655@ 0.26TC$**	**0**	**0**	**0**	**2,665,320**	**2,665,320**
-OWNER'S COSTS		**172.69/SF**	**10152655@ 0.26TC$**	**0**	**0**	**0**	**2,665,320**	**2,665,320**
B1	**OWNER'S COSTS**	**172.69/SF**	**10152655@ 0.26TC$**	**0**	**0**	**0**	**2,665,320**	**2,665,320**
B111	OWNER'S COST	172.69/SF	10152655@ 0.26TC$	0	0	0	2,665,320	2,665,320
B111AA	DESIGN	64.98/SF	10152655@ 0.10TC$	0	0	0	1,002,922	1,002,922
B111AA	PERMITS	13.92/SF	10152655@ 0.02TC$	0	0	0	214,912	214,912
B111AA	CONSTRUCTION MANAGEMENT	27.85/SF	10152655@ 0.04TC$	0	0	0	429,824	429,824
B111AA	CONTINGENCY @ 15%	65.94/SF	6784419@ 0.15TC$	0	0	0	1,017,663	1,017,663

Hill International

E-SYS Estimate Detail Report
CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION DATE JULY 2002
ESTIMATE SAVED AS: BARRY BLDG ADA UPGRADE_10_18_22_V7.PWS

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 11/02/2022
Page No. 1

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00 SF
CONSTRUCTION FUNDS AVAILABLE: 13,000,000 USD
CURRENCY: DOLLARS

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022
BID DATE: JAN 2023

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
BARRY BUILDING BASE BIDA1 BARRY BUILDING STRUCTURAL AND ADA UPGRADE							
A1 STRUCTURAL							
REF COMPLETE							
A111 STRUCTURAL							
A111AA ROOF							
A111AA11 DEMO ROOF	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Demo Roof		0.92	3.20	0.98	0.00	5.10
SUB-111/111	0.043 hrs/unit 307 TOTAL HRS	7,142.00 SF	6,578	22,883	6,981	0	36,443
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		6,578	22,883	6,981	0	36,443
	Subcontractor Markups		1,655	6,278	1,558	0	9,490
	Prime Contractor Markups		3,385	11,991	3,511	0	18,888
TOTAL A111AA11 DEMO ROOF		307 HRS	11,619	41,152	12,050	0	64,821
7,142.00 SF	*Level Unit Cost-->*		*1.63*	*5.76*	*1.69*	*0.00*	*9.08*
A111AA12 NEW 3/4" PLYWOOD ROOF SHEATHING	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	New Plywood Decking		2.62	4.64	1.73	0.00	8.98
SUB-711/711	0.068 hrs/unit 486 TOTAL HRS	7,142.00 SF	18,722	33,110	12,320	0	64,152
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		18,722	33,110	12,320	0	64,152
	Subcontractor Markups		4,710	9,083	2,749	0	16,543
	Prime Contractor Markups		9,636	17,350	6,196	0	33,182
TOTAL A111AA12 NEW 3/4" PLYWOOD ROOF SHEATHING		486 HRS	33,068	59,544	21,265	0	113,877
7,142.00 SF	*Level Unit Cost-->*		*4.63*	*8.34*	*2.98*	*0.00*	*15.94*
A111AA13 NEW ROOF	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	New Roof		6.73	5.32	2.65	0.00	14.69
SUB-711/711	0.078 hrs/unit 557 TOTAL HRS	7,142.00 SF	48,071	37,979	18,891	0	104,941
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		48,071	37,979	18,891	0	104,941
	Subcontractor Markups		12,094	10,419	4,215	0	26,728
	Prime Contractor Markups		24,740	19,902	9,501	0	54,143
TOTAL A111AA13 NEW ROOF		557 HRS	84,905	68,300	32,607	0	185,812
7,142.00 SF	*Level Unit Cost-->*		*11.89*	*9.56*	*4.57*	*0.00*	*26.02*
SUBTOTAL A111AA ROOF			73,372	93,973	38,192	0	205,536
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.773*
TOTAL A111AA ROOF			129,592	168,996	65,923	0	364,510
A111AB 2ND STORY FLOOR							
A111AB11 DEMO FLOOR DECKING FLOOR COVERINGS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	2Nd Floor Decking		0.92	5.37	0.98	0.00	7.26
SUB-111/111	0.072 hrs/unit 514 TOTAL HRS	7,142.00 SF	6,578	38,316	6,981	0	51,875
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		6,578	38,316	6,981	0	51,875
	Subcontractor Markups		1,655	10,512	1,558	0	13,724
	Prime Contractor Markups		3,385	20,078	3,511	0	26,975
TOTAL A111AB11 DEMO FLOOR DECKING FLOOR COVERINGS		514 HRS	11,619	68,906	12,050	0	92,574
7,142.00 SF	*Level Unit Cost-->*		*1.63*	*9.65*	*1.69*	*0.00*	*12.96*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AB 2ND STORY FLOOR							
A111AB12	NEW 3/4" PLYWOOD FLOOR SHEATHING *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	New Plywood Decking		2.62	4.64	1.73	0.00	8.98
SUB-711/711	0.068 hrs/unit 486 TOTAL HRS	7,142.00 SF	18,722	33,110	12,320	0	64,152
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		18,722	33,110	12,320	0	64,152
	Subcontractor Markups		4,710	9,083	2,749	0	16,543
	Prime Contractor Markups		9,636	17,350	6,196	0	33,182
TOTAL A111AB12	NEW 3/4" PLYWOOD FLOOR SHEATHING	486 HRS	33,068	59,544	21,265	0	113,877
	7,142.00 SF *Level Unit Cost-->*		*4.63*	*8.34*	*2.98*	*0.00*	*15.94*
	SUBTOTAL A111AB 2ND STORY FLOOR		25,301	71,426	19,301	0	116,028
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.779*
	TOTAL A111AB 2ND STORY FLOOR		44,687	128,449	33,316	0	206,452
A111AC NEW 2-STORY STEEL MOMENT FRAME							
A111AC11	FOUNDATIONS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Concrete		467.61	208.81	97.75	0.00	774.17
SUB-311/311	2.8 hrs/unit 17 TOTAL HRS	6.00 CY	2,806	1,253	587	0	4,645
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		2,806	1,253	587	0	4,645
	Subcontractor Markups		706	344	131	0	1,180
	Prime Contractor Markups		1,444	657	295	0	2,395
TOTAL A111AC11	FOUNDATIONS	17 HRS	4,955	2,253	1,012	0	8,221
	6.00 EA *Level Unit Cost-->*		*825.91*	*375.52*	*168.73*	*0.00*	*1,370.15*
A111AC12	DEMO OF SOG AT ENTRY *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Slab Demo		2.62	4.55	9.78	0.00	16.95
SUB-311/311	0.061 hrs/unit 73 TOTAL HRS	1,200.00 SF	3,146	5,459	11,730	0	20,335
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		3,146	5,459	11,730	0	20,335
	Subcontractor Markups		791	1,498	2,617	0	4,906
	Prime Contractor Markups		1,619	2,861	5,900	0	10,379
TOTAL A111AC12	DEMO OF SOG AT ENTRY	73 HRS	5,556	9,817	20,247	0	35,620
	1,200.00 SF *Level Unit Cost-->*		*4.63*	*8.18*	*16.87*	*0.00*	*29.68*
A111AC13	SOG REPLACEMENT *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Slab On Grade Replacement		7.51	6.34	2.13	0.00	15.98
SUB-311/311	0.085 hrs/unit 102 TOTAL HRS	1,200.00 SF	9,012	7,607	2,553	0	19,172
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		9,012	7,607	2,553	0	19,172
	Subcontractor Markups		2,267	2,087	570	0	4,924
	Prime Contractor Markups		4,638	3,986	1,284	0	9,908
TOTAL A111AC13	SOG REPLACEMENT	102 HRS	15,918	13,679	4,407	0	34,004
	1,200.00 SF *Level Unit Cost-->*		*13.26*	*11.40*	*3.67*	*0.00*	*28.34*
A111AC14	DEMO STRUCTURE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Demo Structure		9.21	10.06	16.68	0.00	35.94
SUB-311/111	0.135 hrs/unit 162 TOTAL HRS	1,200.00 SF	11,053	12,071	20,010	0	43,134
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		11,053	12,071	20,010	0	43,134
	Subcontractor Markups		2,781	3,312	4,465	0	10,557
	Prime Contractor Markups		5,688	6,325	10,064	0	22,078
TOTAL A111AC14	DEMO STRUCTURE	162 HRS	19,522	21,708	34,539	0	75,769
	1,200.00 SF *Level Unit Cost-->*		*16.27*	*18.09*	*28.78*	*0.00*	*63.14*
A111AC15	W12x96 (8 EA TOTAL) *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Structural Steel		1.20	0.97	0.75	0.00	2.93
SUB-511/511	0.015 hrs/unit 171 TOTAL HRS	11,424.00 LBS	13,760	11,127	8,539	0	33,426
	* LINE ITEM ASSEMBLY Factor:96.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AC NEW 2-STORY STEEL MOMENT FRAME							
A111AC15 W12x96 (8 EA TOTAL)	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Subtotal Direct Costs		13,760	11,127	8,539	0	33,426
	Subcontractor Markups		3,462	3,053	1,905	0	8,420
	Prime Contractor Markups		7,081	5,831	4,295	0	17,207
TOTAL A111AC15 W12x96 (8 EA TOTAL)		171 HRS	24,303	20,011	14,740	0	59,053
119.00 LF	*Level Unit Cost-->*		*204.23*	*168.16*	*123.86*	*0.00*	*496.25*
A111AC16 W14x132	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Structural Steel		1.20	0.97	0.75	0.00	2.93
SUB-511/511	0.015 hrs/unit 216 TOTAL HRS	14,400.00 LBS	17,344	14,026	10,764	0	42,134
* LINE ITEM ASSEMBLY	Factor:96.0000						
	Subtotal Direct Costs		17,344	14,026	10,764	0	42,134
	Subcontractor Markups		4,363	3,848	2,402	0	10,613
	Prime Contractor Markups		8,926	7,350	5,414	0	21,690
TOTAL A111AC16 W14x132		216 HRS	30,634	25,224	18,580	0	74,437
150.00 LF	*Level Unit Cost-->*		*204.23*	*168.16*	*123.86*	*0.00*	*496.25*
A111AC17 RESTORE STRUCTURE @ ENTRY	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Restore Entry Structure		9.64	4.62	2.13	0.00	16.39
SUB-311/311	0.062 hrs/unit 74 TOTAL HRS	1,200.00 SF	11,563	5,548	2,553	0	19,664
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		11,563	5,548	2,553	0	19,664
	Subcontractor Markups		2,909	1,522	570	0	5,001
	Prime Contractor Markups		5,951	2,907	1,284	0	10,142
TOTAL A111AC17 RESTORE STRUCTURE @ ENTRY		74 HRS	20,423	9,978	4,407	0	34,807
1,200.00 SF	*Level Unit Cost-->*		*17.02*	*8.31*	*3.67*	*0.00*	*29.01*
SUBTOTAL A111AC NEW 2-STORY STEEL MOMENT FRAME			68,683	57,091	56,736	0	182,510
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.764*
TOTAL A111AC NEW 2-STORY STEEL MOMENT FRAME			121,310	102,670	97,932	0	321,911
A111AD 2-STORY SHEAR WALL							
A111AD11 SLAB DEMO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 6							
	Slab Demo		2.62	4.55	9.78	0.00	16.95
SUB-311/311	0.061 hrs/unit 90 TOTAL HRS	1,470.00 SF	3,854	6,687	14,369	0	24,910
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		3,854	6,687	14,369	0	24,910
	Subcontractor Markups		969	1,835	3,206	0	6,010
	Prime Contractor Markups		1,983	3,504	7,227	0	12,715
TOTAL A111AD11 SLAB DEMO		90 HRS	6,806	12,026	24,803	0	43,635
1,470.00 SF	*Level Unit Cost-->*		*4.63*	*8.18*	*16.87*	*0.00*	*29.68*
A111AD12 SHEAR WALL FOUNDATIONS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Concrete		467.61	208.81	97.75	0.00	774.17
SUB-311/311	2.8 hrs/unit 172 TOTAL HRS	61.25 CY	28,641	12,790	5,987	0	47,418
* LINE ITEM ASSEMBLY	Factor:0.2500						
	Subtotal Direct Costs		28,641	12,790	5,987	0	47,418
	Subcontractor Markups		7,206	3,509	1,336	0	12,050
	Prime Contractor Markups		14,740	6,702	3,011	0	24,454
TOTAL A111AD12 SHEAR WALL FOUNDATIONS		172 HRS	50,587	23,000	10,334	0	83,922
245.00 LF	*Level Unit Cost-->*		*206.48*	*93.88*	*42.18*	*0.00*	*342.54*
A111AD13 SOG REPLACEMENT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 6							
	Slab On Grade Replacement		7.51	6.34	2.13	0.00	15.98
SUB-311/311	0.085 hrs/unit 125 TOTAL HRS	1,470.00 SF	11,040	9,318	3,127	0	23,485
* LINE ITEM ASSEMBLY	Factor:1.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AD 2-STORY SHEAR WALL							
A111AD13 SOG REPLACEMENT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 6							
	Subtotal Direct Costs		11,040	9,318	3,127	0	23,485
	Subcontractor Markups		2,777	2,556	698	0	6,032
	Prime Contractor Markups		5,682	4,883	1,573	0	12,138
TOTAL A111AD13 SOG REPLACEMENT		125 HRS	19,499	16,757	5,398	0	41,655
1,470.00 SF	*Level Unit Cost-->*		*13.26*	*11.40*	*3.67*	*0.00*	*28.34*
A111AD14 NEW 2-STORY SHEAR WALL	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Shear Wall Incl Wood Framing - Plywood		8.22	4.73	2.65	0.00	15.59
	SUB-911/911 0.069 hrs/unit 423 TOTAL HRS	6,125.00 SF	50,339	28,980	16,201	0	95,519
	* LINE ITEM ASSEMBLY Factor:25.0000						
	Subtotal Direct Costs		50,339	28,980	16,201	0	95,519
	Subcontractor Markups		12,664	7,950	3,615	0	24,230
	Prime Contractor Markups		25,907	15,186	8,148	0	49,241
TOTAL A111AD14 NEW 2-STORY SHEAR WALL		423 HRS	88,910	52,116	27,964	0	168,990
245.00 LF	*Level Unit Cost-->*		*362.90*	*212.72*	*114.14*	*0.00*	*689.75*
A111AD15 DRYWALL - FINISHES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 50							
	Drywall		3.26	1.92	0.40	0.00	5.58
	SUB-911/911 0.028 hrs/unit 343 TOTAL HRS	12,250.00 SF	39,924	23,520	4,931	0	68,374
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
	SUB-991/991 0.012 hrs/unit 147 TOTAL HRS	12,250.00 SF	7,811	8,648	2,113	0	18,572
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		47,735	32,167	7,044	0	86,946
	Subcontractor Markups		12,009	8,825	1,572	0	22,406
	Prime Contractor Markups		24,567	16,856	3,543	0	44,966
TOTAL A111AD15 DRYWALL - FINISHES		490 HRS	84,312	57,848	12,158	0	154,318
12,250.00 SF	*Level Unit Cost-->*		*6.88*	*4.72*	*0.99*	*0.00*	*12.60*
A111AD16 WALL DEMO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 25							
	Wall Demo		3.37	3.29	0.98	0.00	7.64
	SUB-911/911 0.048 hrs/unit 294 TOTAL HRS	6,125.00 SF	20,656	20,160	5,987	0	46,803
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		20,656	20,160	5,987	0	46,803
	Subcontractor Markups		5,197	5,531	1,336	0	12,063
	Prime Contractor Markups		10,631	10,564	3,011	0	24,206
TOTAL A111AD16 WALL DEMO		294 HRS	36,484	36,254	10,334	0	83,073
6,125.00 SF	*Level Unit Cost-->*		*5.96*	*5.92*	*1.69*	*0.00*	*13.56*
SUBTOTAL A111AD 2-STORY SHEAR WALL			162,265	110,102	52,715	0	325,082
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
TOTAL A111AD 2-STORY SHEAR WALL			286,598	198,002	90,992	0	575,592
A111AE STRENGTHEN EXISTING 2-STORY SHEAR WALL							
A111AE11 STRENGTHEN EXISTING 2-STORY SHEAR WALL	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 25							
	Strengthen Existing 2-Story Shear Wall		3.33	4.66	1.55	0.00	9.55
	SUB-911/911 0.068 hrs/unit 337 TOTAL HRS	4,950.00 SF	16,483	23,081	7,685	0	47,249
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		16,483	23,081	7,685	0	47,249
	Subcontractor Markups		4,147	6,332	1,715	0	12,194
	Prime Contractor Markups		8,483	12,095	3,865	0	24,443
TOTAL A111AE11 STRENGTHEN EXISTING 2-STORY SHEAR WALL		337 HRS	29,113	41,508	13,265	0	83,886
4,950.00 SF	*Level Unit Cost-->*		*5.88*	*8.39*	*2.68*	*0.00*	*16.95*
A111AE12 WALL DEMO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 25							
	Wall Demo		3.37	3.29	0.98	0.00	7.64
	SUB-911/911 0.048 hrs/unit 238 TOTAL HRS	4,950.00 SF	16,694	16,292	4,839	0	37,825

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AE	**STRENGTHEN EXISTING 2-STORY SHEAR WALL**						
A111AE12	WALL DEMO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 25						
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		16,694	16,292	4,839	0	37,825
	Subcontractor Markups		4,200	4,470	1,080	0	9,749
	Prime Contractor Markups		8,591	8,537	2,434	0	19,563
TOTAL A111AE12 WALL DEMO		238 HRS	29,485	29,299	8,352	0	67,136
4,950.00 SF	*Level Unit Cost-->*		*5.96*	*5.92*	*1.69*	*0.00*	*13.56*
A111AE13	DRYWALL - FINISHES *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 50						
	Drywall		3.26	1.92	0.40	0.00	5.58
	SUB-911/911 0.028 hrs/unit	277 TOTAL HRS 9,900.00 SF	32,265	19,008	3,985	0	55,258
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
	SUB-991/991 0.012 hrs/unit	119 TOTAL HRS 9,900.00 SF	6,313	6,989	1,708	0	15,009
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		38,578	25,996	5,693	0	70,267
	Subcontractor Markups		9,706	7,132	1,270	0	18,108
	Prime Contractor Markups		19,854	13,622	2,863	0	36,340
TOTAL A111AE13 DRYWALL - FINISHES		396 HRS	68,138	46,751	9,826	0	124,714
9,900.00 SF	*Level Unit Cost-->*		*6.88*	*4.72*	*0.99*	*0.00*	*12.60*
SUBTOTAL A111AE STRENGTHEN EXISTING 2-STORY SHEAR WALL			71,755	65,370	18,216	0	155,340
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.775*
TOTAL A111AE STRENGTHEN EXISTING 2-STORY SHEAR WALL			126,736	117,558	31,443	0	275,736
A111AF	**SHEAR WALL ON INT OF EXT WALL**						
A111AF11	NEW 2-STORY SHEAR WALL *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Strengthen Existing 2-Story Shear Wall		3.33	4.66	1.55	0.00	9.55
	SUB-911/911 0.068 hrs/unit	486 TOTAL HRS 7,142.00 SF	23,783	33,302	11,088	0	68,172
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		23,783	33,302	11,088	0	68,172
	Subcontractor Markups		5,983	9,136	2,474	0	17,593
	Prime Contractor Markups		12,240	17,451	5,577	0	35,267
TOTAL A111AF11 NEW 2-STORY SHEAR WALL		486 HRS	42,006	59,888	19,139	0	121,033
7,142.00 SF	*Level Unit Cost-->*		*5.88*	*8.39*	*2.68*	*0.00*	*16.95*
A111AF12	WALL DEMO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Wall Demo		3.37	3.29	0.98	0.00	7.64
	SUB-911/911 0.048 hrs/unit	343 TOTAL HRS 7,142.00 SF	24,086	23,507	6,981	0	54,575
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		24,086	23,507	6,981	0	54,575
	Subcontractor Markups		6,060	6,449	1,558	0	14,066
	Prime Contractor Markups		12,396	12,318	3,511	0	28,225
TOTAL A111AF12 WALL DEMO		343 HRS	42,542	42,274	12,050	0	96,866
7,142.00 SF	*Level Unit Cost-->*		*5.96*	*5.92*	*1.69*	*0.00*	*13.56*
A111AF13	DRYWALL - FINISHES *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Drywall		3.26	1.92	0.40	0.00	5.58
	SUB-911/911 0.028 hrs/unit	200 TOTAL HRS 7,142.00 SF	23,276	13,713	2,875	0	39,864
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
	SUB-991/991 0.012 hrs/unit	86 TOTAL HRS 7,142.00 SF	4,554	5,042	1,232	0	10,828
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		27,831	18,754	4,107	0	50,691
	Subcontractor Markups		7,002	5,145	916	0	13,063
	Prime Contractor Markups		14,323	9,827	2,065	0	26,216
TOTAL A111AF13 DRYWALL - FINISHES		286 HRS	49,155	33,727	7,088	0	89,970
7,142.00 SF	*Level Unit Cost-->*		*6.88*	*4.72*	*0.99*	*0.00*	*12.60*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	SUBTOTAL A111AF SHEAR WALL ON INT OF EXT WALL		75,699	75,563	22,176	0	173,438
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.775*
	TOTAL A111AF SHEAR WALL ON INT OF EXT WALL		133,703	135,889	38,278	0	307,869
	A111AG DEMO & RESTORE CEILINGS						
	A111AG11 CEILING DEMO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Ceilingl Demo		3.37	2.61	0.98	0.00	6.96
SUB-911/911	0.038 hrs/unit 586 TOTAL HRS	15,434.00 SF	52,051	40,216	15,087	0	107,353
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		52,051	40,216	15,087	0	107,353
	Subcontractor Markups		13,095	11,033	3,366	0	27,494
	Prime Contractor Markups		26,788	21,074	7,588	0	55,450
	TOTAL A111AG11 CEILING DEMO	586 HRS	91,934	72,323	26,041	0	190,298
	15,434.00 bSF *Level Unit Cost-->*		*5.96*	*4.69*	*1.69*	*0.00*	*12.33*
	A111AG12 DRYWALL - FINISHES *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Drywall		3.26	2.26	0.40	0.00	5.92
SUB-911/911	0.033 hrs/unit 509 TOTAL HRS	15,434.00 SF	50,301	34,925	6,212	0	91,438
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
SUB-991/991	0.012 hrs/unit 185 TOTAL HRS	15,434.00 SF	9,841	10,895	2,662	0	23,399
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		60,142	45,820	8,875	0	114,837
	Subcontractor Markups		15,131	12,570	1,980	0	29,681
	Prime Contractor Markups		30,953	24,010	4,464	0	59,426
	TOTAL A111AG12 DRYWALL - FINISHES	695 HRS	106,226	82,400	15,318	0	203,944
	15,434.00 BSF *Level Unit Cost-->*		*6.88*	*5.34*	*0.99*	*0.00*	*13.21*
	SUBTOTAL A111AG DEMO & RESTORE CEILINGS		112,193	86,036	23,961	0	222,190
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A111AG DEMO & RESTORE CEILINGS		198,159	154,723	41,359	0	394,242
	A111AH MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTW						
	A111AH11 ELECTRICAL *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Electrical		8.93	3.12	0.98	0.00	13.02
SUB-161/161	0.038 hrs/unit 586 TOTAL HRS	15,434.00 SF	137,781	48,118	15,087	0	200,986
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		137,781	48,118	15,087	0	200,986
	Subcontractor Markups		34,663	13,201	3,366	0	51,230
	Prime Contractor Markups		70,910	25,215	7,588	0	103,712
	TOTAL A111AH11 ELECTRICAL	586 HRS	243,354	86,534	26,041	0	355,928
	15,434.00 BSF *Level Unit Cost-->*		*15.77*	*5.61*	*1.69*	*0.00*	*23.06*
	A111AH12 MECHANICAL *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1REF COMPLETE						
	Mechanical - Duct Work & Package Units		0.31	25.78	4.37	0.00	30.46
SUB-152/152	0.32 hrs/unit 4939 TOTAL HRS	15,434.00 SF	4,811	397,877	67,447	0	470,135
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Reconstruct Mechanical Rooms On 2 Floors 2 Hr Rated Assemblies		120.44	51.43	17.82	0.00	189.70
SUB-911/911	0.75 hrs/unit 300 TOTAL HRS	400.00 SF	48,178	20,571	7,130	0	75,879
	Subtotal Direct Costs		52,989	418,448	74,577	0	546,014
	Subcontractor Markups		13,331	114,797	16,641	0	144,769
	Prime Contractor Markups		27,271	219,272	37,509	0	284,052
	TOTAL A111AH12 MECHANICAL	5,239 HRS	93,592	752,516	128,726	0	974,835
	15,434.00 BSF *Level Unit Cost-->*		*6.06*	*48.76*	*8.34*	*0.00*	*63.16*
	A111AH13 FIRE PROTECTION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1REF COMPLETE						
	Fire Protection		2.55	1.29	0.40	0.00	4.24
SUB-154/154	0.018 hrs/unit 278 TOTAL HRS	15,434.00 SF	39,366	19,918	6,212	0	65,496
	* LINE ITEM ASSEMBLY Factor:1.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1REF COMPLETE						
	Install 4" Water Line		26.22	16.49	6.09	0.00	48.80
SUB-154/154	0.23 hrs/unit 35 TOTAL HRS	150.00 LF	3,932	2,474	914	0	7,320
	Water Line Replacement & Upgrade For Fire Protection		5.10	2.06	0.52	0.00	7.68
SUB-151/151	0.028 hrs/unit 432 TOTAL HRS	15,434.00	78,732	31,757	7,987	0	118,476
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		122,030	54,148	15,114	0	191,292
	Subcontractor Markups		30,701	14,855	3,372	0	48,928
	Prime Contractor Markups		62,803	28,374	7,601	0	98,779
	TOTAL A111AH13 FIRE PROTECTION	744 HRS	215,534	97,378	26,087	0	338,999
	15,434.00 BSF	*Level Unit Cost-->*	*13.96*	*6.31*	*1.69*	*0.00*	*21.96*
	SUBTOTAL A111AH MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTW		312,800	520,715	104,777	0	938,292
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.780*
	TOTAL A111AH MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTWORK		552,480	936,428	180,855	0	1,669,762
	A111AI REPLACE PLATE DAMAGED BY MOISTURE & TERMITES						
	A111AI11 DEMO REQUIRED TO REPLACE PLATE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Building Jack(S)		0.00	4.10	17.59	0.00	21.69
SUB-111/111	0.055 hrs/unit 14 TOTAL HRS	250.00 LF	0	1,025	4,399	0	5,423
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Shoring At Building Perimeter		1.20	1.86	4.37	0.00	7.44
SUB-111/111	0.025 hrs/unit 100 TOTAL HRS	4,000.00 SF	4,818	7,451	17,480	0	29,749
	* LINE ITEM ASSEMBLY Factor:16.0000						
	Removal Of Exterior Plaster		0.50	2.61	2.59	0.00	5.69
SUB-111/111	0.035 hrs/unit 105 TOTAL HRS	3,000.00 SF	1,488	7,824	7,763	0	17,074
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Removal Of Load Bearing Studs		0.07	0.82	0.29	0.00	1.18
SUB-111/111	0.011 hrs/unit 33 TOTAL HRS	3,000.00 SF	213	2,459	863	0	3,534
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Removal Of Plate		0.31	2.61	0.04	0.00	2.95
SUB-111/111	0.035 hrs/unit 9 TOTAL HRS	250.00 LF	78	652	9	0	739
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Debris Removal		538.46	0.00	0.00	0.00	538.46
SUB-111/NoCrew		5.00 LDS	2,692	0	0	0	2,692
	Subtotal Direct Costs		9,288	19,410	30,512	0	59,211
	Subcontractor Markups		2,337	5,325	6,808	0	14,470
	Prime Contractor Markups		4,780	10,171	15,346	0	30,298
	TOTAL A111AI11 DEMO REQUIRED TO REPLACE PLATE	261 HRS	16,406	34,907	52,667	0	103,980
	250.00 LF	*Level Unit Cost-->*	*65.62*	*139.63*	*210.67*	*0.00*	*415.92*
	A111AI12 REPLACE PLATE - STUDS - PLASTER *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Replace Plate "Treated"		3.33	1.86	0.44	0.00	5.63
SUB-311/311	0.025 hrs/unit 6 TOTAL HRS	250.00 LF	832	466	109	0	1,408
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Replace Studs		2.06	1.34	0.86	0.00	4.26
SUB-311/311	0.018 hrs/unit 54 TOTAL HRS	3,000.00 LF	6,164	4,027	2,588	0	12,779
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Restore Exterior Plaster		9.07	6.29	3.39	0.00	18.75
SUB-421/421	0.085 hrs/unit 255 TOTAL HRS	3,000.00 SF	27,206	18,880	10,178	0	56,264
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Install Stud Clips		2.06	0.90	0.98	0.00	3.93
SUB-311/311	0.012 hrs/unit 12 TOTAL HRS	1,000.00 EA	2,055	895	978	0	3,927
	* LINE ITEM ASSEMBLY Factor:4.0000						
	Install H8 Ties Stud To Top Plate		4.25	0.60	0.52	0.00	5.37
SUB-311/311	0.008 hrs/unit 2 TOTAL HRS	250.00 EA	1,063	149	129	0	1,341
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint Exterior		0.64	0.71	0.17	0.00	1.52
SUB-991/991	0.012 hrs/unit 36 TOTAL HRS	3,000.00 SF	1,913	2,118	518	0	4,548
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Subtotal Direct Costs		39,233	26,535	14,499	0	80,267
	Subcontractor Markups		9,870	7,280	3,235	0	20,385
	Prime Contractor Markups		20,192	13,905	7,292	0	41,389
	TOTAL A111AI12 REPLACE PLATE - STUDS - PLASTER	365 HRS	69,295	47,720	25,026	0	142,041
	250.00 LF	*Level Unit Cost-->*	*277.18*	*190.88*	*100.10*	*0.00*	*568.16*
	A111AI13 REINFORCE STUD - TOP PLATE CONNECTION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Install H8 Ties Stud To Top Plate		4.25	0.60	0.52	0.00	5.37
SUB-311/311	0.008 hrs/unit 40 TOTAL HRS	5,000.00 EA	21,255	2,983	2,588	0	26,826

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AI	**REPLACE PLATE DAMAGED BY MOISTURE & TERMITES**						
A111AI13	REINFORCE STUD - TOP PLATE CONNECTION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		21,255	2,983	2,588	0	26,826
	Subcontractor Markups		5,347	818	577	0	6,743
	Prime Contractor Markups		10,939	1,563	1,301	0	13,804
	TOTAL A111AI13 REINFORCE STUD - TOP PLATE CONNECTION	40 HRS	37,541	5,365	4,466	0	47,372
	5,000.00 LF *Level Unit Cost-->*		*7.51*	*1.07*	*0.89*	*0.00*	*9.47*
	SUBTOTAL A111AI REPLACE PLATE DAMAGED BY MOISTURE & TERMITES		69,777	48,929	47,599	0	166,304
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.764*
	TOTAL A111AI REPLACE PLATE DAMAGED BY MOISTURE & TERMITES IS		123,242	87,991	82,160	0	293,393
A112	**ACCESSIBLE PATH**						
A112AA	**COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS**						
A112AA11	AC OVERLAY - CO-PLANE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Ac Overlay Incl Co-Plane		3.97	1.38	0.98	0.00	6.33
	SUB-221/221 0.018 hrs/unit 628 TOTAL HRS	34,881.00 SF	138,394	48,224	34,096	0	220,714
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		138,394	48,224	34,096	0	220,714
	Subcontractor Markups		34,817	13,230	7,608	0	55,655
	Prime Contractor Markups		71,225	25,270	17,149	0	113,644
	TOTAL A112AA11 AC OVERLAY - CO-PLANE	628 HRS	244,436	86,724	58,853	0	390,013
	34,881.00 SF *Level Unit Cost-->*		*7.01*	*2.49*	*1.69*	*0.00*	*11.18*
A112AA12	RESTRIPE - SIGNAGE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Stripping		0.64	0.63	0.17	0.00	1.44
	SUB-221/221 0.008 hrs/unit 16 TOTAL HRS	1,980.00 LF	1,263	1,247	342	0	2,851
	* LINE ITEM ASSEMBLY Factor:22.0000						
	Hc Stalls - Markers		1.63	0.65	0.17	0.00	2.45
	SUB-221/221 0.009 hrs/unit 2 TOTAL HRS	180.00 LF	293	118	31	0	442
	Signage		191.29	34.56	97.75	0.00	323.61
	SUB-221/221 0.45 hrs/unit 3 TOTAL HRS	6.00 EA	1,148	207	587	0	1,942
	Subtotal Direct Costs		2,704	1,572	959	0	5,235
	Subcontractor Markups		680	431	214	0	1,325
	Prime Contractor Markups		1,391	824	482	0	2,698
	TOTAL A112AA12 RESTRIPE - SIGNAGE	20 HRS	4,775	2,827	1,655	0	9,258
	90.00 STALLS *Level Unit Cost-->*		*53.06*	*31.41*	*18.39*	*0.00*	*102.86*
	SUBTOTAL A112AA COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS		141,097	49,796	35,055	0	225,949
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.767*
	TOTAL A112AA COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS		249,212	89,550	60,509	0	399,271
A112AB	**WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION**						
A112AB11	WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Slab - Curb Demo		2.62	4.55	9.78	0.00	16.95
	SUB-311/311 0.061 hrs/unit 66 TOTAL HRS	1,080.00 SF	2,831	4,913	10,557	0	18,301
	* LINE ITEM ASSEMBLY Factor:8.0000						
	Slab On Grade Replacement		7.51	6.34	2.13	0.00	15.98
	SUB-311/311 0.085 hrs/unit 69 TOTAL HRS	810.00 SF	6,083	5,135	1,723	0	12,941
	* LINE ITEM ASSEMBLY Factor:6.0000						
	Curb Replacement		12.04	6.86	2.65	0.00	21.55
	SUB-311/311 0.092 hrs/unit 12 TOTAL HRS	135.00 LF	1,626	926	357	0	2,909
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		10,540	10,974	12,637	0	34,151
	Subcontractor Markups		2,652	3,011	2,820	0	8,482
	Prime Contractor Markups		5,425	5,750	6,356	0	17,531
	TOTAL A112AB11 WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION	135 HRS	18,617	19,735	21,813	0	60,165
	135.00 LF *Level Unit Cost-->*		*137.90*	*146.18*	*161.58*	*0.00*	*445.66*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	SUBTOTAL A112AB WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION		10,540	10,974	12,637	0	34,151
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.762*
	TOTAL A112AB WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION		18,617	19,735	21,813	0	60,165
	A112AC MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATI						
	A112AC11 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Doorway Modification		4959.50	1062.85	287.50	0.00	6,309.85
	SUB-911/911 15.5 hrs/unit 47 TOTAL HRS	3.00 EA	14,879	3,189	863	0	18,930
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		14,879	3,189	863	0	18,930
	Subcontractor Markups		3,743	875	192	0	4,810
	Prime Contractor Markups		7,657	1,671	434	0	9,762
	TOTAL A112AC11 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	47 HRS	26,279	5,734	1,489	0	33,502
	3.00 EA Level Unit Cost--->		*8,759.65*	*1,911.37*	*496.25*	*0.00*	*11,167.28*
	SUBTOTAL A112AC MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATI		14,879	3,189	863	0	18,930
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.770*
	TOTAL A112AC MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION		26,279	5,734	1,489	0	33,502
	A112AD FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS						
	A112AD11 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
	SUB-511/511 0.65 hrs/unit 8 TOTAL HRS	12.00 LF	1,105	506	62	0	1,674
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		1,105	506	62	0	1,674
	Subcontractor Markups		278	139	14	0	431
	Prime Contractor Markups		569	265	31	0	865
	TOTAL A112AD11 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	8 HRS	1,952	911	107	0	2,970
	12.00 LF Level Unit Cost--->		*162.68*	*75.90*	*8.93*	*0.00*	*247.52*
	SUBTOTAL A112AD FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		1,105	506	62	0	1,674
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A112AD FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		1,952	911	107	0	2,970
	A112AE CONCRETE CURB OR A WELDED STEEL PLATE AT COU						
	A112AE11 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (AP	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Curb Replacement		53.85	85.76	17.25	0.00	156.86
	SUB-311/311 1.15 hrs/unit 3 TOTAL HRS	3.00 LF	162	257	52	0	471
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		162	257	52	0	471
	Subcontractor Markups		41	71	12	0	123
	Prime Contractor Markups		83	135	26	0	244
	TOTAL A112AE11 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX 3 LF)	3 HRS	285	463	89	0	837
	3.00 LF Level Unit Cost--->		*95.10*	*154.23*	*29.78*	*0.00*	*279.11*
	SUBTOTAL A112AE CONCRETE CURB OR A WELDED STEEL PLATE AT COU		162	257	52	0	471
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.779*
	TOTAL A112AE CONCRETE CURB OR A WELDED STEEL PLATE AT COURTY		285	463	89	0	837
	A112AF POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEME						
	A112AF11 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
	SUB-511/511 0.65 hrs/unit 4 TOTAL HRS	6.00 LF	553	253	31	0	837
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		553	253	31	0	837
	Subcontractor Markups		139	69	7	0	215
	Prime Contractor Markups		284	133	16	0	433
	TOTAL A112AF11 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	4 HRS	976	455	54	0	1,485
	6.00 LF Level Unit Cost--->		*162.68*	*75.90*	*8.93*	*0.00*	*247.52*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A112AF	**POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEME**						
A112AF11	POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	SUBTOTAL A112AF POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEME		553	253	31	0	837
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A112AF POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT		976	455	54	0	1,485
A112AG	**HANDRAILS FOR THE RAMP LEADING TO THE CMU A**						
A112AG11	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
	SUB-511/511 0.65 hrs/unit 17 TOTAL HRS	26.00 LF	2,395	1,097	135	0	3,627
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		2,395	1,097	135	0	3,627
	Subcontractor Markups		602	301	30	0	934
	Prime Contractor Markups		1,232	575	68	0	1,875
	TOTAL A112AG11 HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	17 HRS	4,230	1,974	232	0	6,435
			162.68	*75.90*	*8.93*	*0.00*	*247.52*
	26.00 LF	*Level Unit Cost-->*					
	SUBTOTAL A112AG HANDRAILS FOR THE RAMP LEADING TO THE CMU AD		2,395	1,097	135	0	3,627
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A112AG HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDIT		4,230	1,974	232	0	6,435
A113	**PLUMBING**						
A113AA	**UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPL**						
A113AA11	UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Upgrade The MenÆS Room On 1St Floor To Compliance		87.85	33.91	17.82	0.00	139.59
	SUB-153/153 0.48 hrs/unit 65 TOTAL HRS	136.00 SF	11,948	4,611	2,424	0	18,984
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		11,948	4,611	2,424	0	18,984
	Subcontractor Markups		3,006	1,265	541	0	4,812
	Prime Contractor Markups		6,149	2,416	1,219	0	9,785
	TOTAL A113AA11 UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	65 HRS	21,103	8,293	4,184	0	33,580
			155.17	*60.98*	*30.77*	*0.00*	*246.91*
	136.00 SF	*Level Unit Cost-->*					
	SUBTOTAL A113AA UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPL		11,948	4,611	2,424	0	18,984
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A113AA UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIAN		21,103	8,293	4,184	0	33,580
A113AB	**UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLI**						
A113AB11	UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Upgrade The WomenÆS Room On 1St Floor To Compliance		87.85	33.91	17.82	0.00	139.59
	SUB-153/153 0.48 hrs/unit 55 TOTAL HRS	115.00 SF	10,103	3,899	2,050	0	16,052
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		10,103	3,899	2,050	0	16,052
	Subcontractor Markups		2,542	1,070	457	0	4,069
	Prime Contractor Markups		5,200	2,043	1,031	0	8,274
	TOTAL A113AB11 UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	55 HRS	17,845	7,012	3,538	0	28,395
			155.17	*60.98*	*30.77*	*0.00*	*246.91*
	115.00 SF	*Level Unit Cost-->*					
	SUBTOTAL A113AB UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLI		10,103	3,899	2,050	0	16,052
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A113AB UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANC		17,845	7,012	3,538	0	28,395
A113AC	**ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR**						
A113AC11	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Add Unisex Single Restroom At 1St Floor		116.19	33.91	17.82	0.00	167.93
	SUB-153/153 0.48 hrs/unit 86 TOTAL HRS	180.00 SF	20,915	6,103	3,209	0	30,227
	* LINE ITEM ASSEMBLY Factor:1.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A113AC	**ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR**						
A113AC11	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Subtotal Direct Costs		20,915	6,103	3,209	0	30,227
	Subcontractor Markups		5,262	1,674	716	0	7,652
	Prime Contractor Markups		10,764	3,198	1,614	0	15,576
	TOTAL A113AC11 ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	86 HRS	36,941	10,975	5,538	0	53,454
	180.00 SF *Level Unit Cost-->*		*205.23*	*60.97*	*30.77*	*0.00*	*296.97*
	SUBTOTAL A113AC ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR		20,915	6,103	3,209	0	30,227
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.768*
	TOTAL A113AC ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR		36,941	10,975	5,538	0	53,454
A113AD	**ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR**						
A113AD11	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add Unisex Single Restroom At 2Nd Floor		116.19	33.91	17.82	0.00	167.92
	SUB-153/153 0.48 hrs/unit	1.00 SF	116	34	18	0	168
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		116	34	18	0	168
	Subcontractor Markups		29	9	4	0	43
	Prime Contractor Markups		60	18	9	0	87
	TOTAL A113AD11 ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	HR	205	61	31	0	297
	SUBTOTAL A113AD ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR		116	34	18	0	168
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.768*
	TOTAL A113AD ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR		205	61	31	0	297
A113AE	**CODE COMPLIANT SIGNS FOR RESTROOMS**						
A113AE11	CODE COMPLIANT SIGNS FOR RESTROOMS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Code Compliant Signs For Restrooms		85.02	19.97	4.03	0.00	109.02
	SUB-823/823 0.25 hrs/unit 1 TOTAL HRS	4.00 EA	340	80	16	0	436
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		340	80	16	0	436
	Subcontractor Markups		86	22	4	0	111
	Prime Contractor Markups		175	42	8	0	225
	TOTAL A113AE11 CODE COMPLIANT SIGNS FOR RESTROOMS	1 HR	601	144	28	0	772
	4.00 EA *Level Unit Cost-->*		*150.17*	*35.91*	*6.95*	*0.00*	*193.03*
	SUBTOTAL A113AE CODE COMPLIANT SIGNS FOR RESTROOMS		340	80	16	0	436
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A113AE CODE COMPLIANT SIGNS FOR RESTROOMS		601	144	28	0	772
A113AF	**WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR**						
A113AF11	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Mounted Drinking Fountain At 1St Floor In A New Alcove		3117.40	388.51	212.75	0.00	3,718.66
	SUB-153/153 5.5 hrs/unit 6 TOTAL HRS	1.00 EA	3,117	389	213	0	3,719
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		3,117	389	213	0	3,719
	Subcontractor Markups		784	107	47	0	938
	Prime Contractor Markups		1,604	204	107	0	1,915
	TOTAL A113AF11 WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	6 HRS	5,506	699	367	0	6,572
	SUBTOTAL A113AF WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR		3,117	389	213	0	3,719
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.767*
	TOTAL A113AF WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN		5,506	699	367	0	6,572
A113AG	**PLUMBING INFRASTRUCTURE**						
A113AG11	PLUMBING INFRASTRUCTURE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Replace Sewer Line And Run New To All Spaces		49.59	24.72	20.70	0.00	95.02
	SUB-153/153 0.35 hrs/unit 245 TOTAL HRS	700.00 LF	34,717	17,306	14,490	0	66,513

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A113AG PLUMBING INFRASTRUCTURE							
A113AG11 PLUMBING INFRASTRUCTURE	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Subtotal Direct Costs		34,717	17,306	14,490	0	66,513
	Subcontractor Markups		8,734	4,748	3,233	0	16,715
	Prime Contractor Markups		17,867	9,069	7,288	0	34,224
TOTAL A113AG11 PLUMBING INFRASTRUCTURE		245 HRS	61,318	31,123	25,011	0	117,451
15,434.00 BSF	*Level Unit Cost-->*		*3.97*	*2.02*	*1.62*	*0.00*	*7.61*
SUBTOTAL A113AG PLUMBING INFRASTRUCTURE			34,717	17,306	14,490	0	66,513
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.766*
TOTAL A113AG PLUMBING INFRASTRUCTURE			61,318	31,123	25,011	0	117,451
A114 STAIRS AND BALCONY RAILING							
A114AA ADD A SOLID OR PERFORATED STEEL PANEL AT EAC							
A114AA11 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add A Solid Or Perforated Steel Panel At Each Open Riser		49.59	22.73	7.47	0.00	79.80
	SUB-511/511 0.35 hrs/unit 14 TOTAL HRS	40.00 EA	1,984	909	299	0	3,192
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		1,984	909	299	0	3,192
	Subcontractor Markups		499	249	67	0	815
	Prime Contractor Markups		1,021	476	150	0	1,648
TOTAL A114AA11 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER		14 HRS	3,504	1,635	516	0	5,655
40.00 RISERS	*Level Unit Cost-->*		*87.60*	*40.87*	*12.90*	*0.00*	*141.37*
SUBTOTAL A114AA ADD A SOLID OR PERFORATED STEEL PANEL AT EAC			1,984	909	299	0	3,192
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.772*
TOTAL A114AA ADD A SOLID OR PERFORATED STEEL PANEL AT EACH O			3,504	1,635	516	0	5,655
A114AB ADD CONTRASTING STRIPE AT EACH RISER							
A114AB11 ADD CONTRASTING STRIPE AT EACH RISER	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add Contrasting Stripe At Each Riser		6.80	11.98	1.73	0.00	20.51
	SUB-823/823 0.15 hrs/unit 6 TOTAL HRS	40.00 EA	272	479	69	0	820
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		272	479	69	0	820
	Subcontractor Markups		68	131	15	0	215
	Prime Contractor Markups		140	251	35	0	426
TOTAL A114AB11 ADD CONTRASTING STRIPE AT EACH RISER		6 HRS	481	862	119	0	1,462
40.00 EA	*Level Unit Cost-->*		*12.01*	*21.55*	*2.98*	*0.00*	*36.54*
SUBTOTAL A114AB ADD CONTRASTING STRIPE AT EACH RISER			272	479	69	0	820
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.782*
TOTAL A114AB ADD CONTRASTING STRIPE AT EACH RISER			481	862	119	0	1,462
A114AC REPLACE EXISTING STEEL GUARDRAILS WITH NEW O							
A114AC11 REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
	SUB-511/511 0.65 hrs/unit 114 TOTAL HRS	175.00 LF	16,118	7,386	906	0	24,410
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		16,118	7,386	906	0	24,410
	Subcontractor Markups		4,055	2,026	202	0	6,284
	Prime Contractor Markups		8,295	3,871	455	0	12,621
TOTAL A114AC11 REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES		114 HRS	28,469	13,283	1,563	0	43,315
175.00 LF	*Level Unit Cost-->*		*162.68*	*75.90*	*8.93*	*0.00*	*247.52*
SUBTOTAL A114AC REPLACE EXISTING STEEL GUARDRAILS WITH NEW O			16,118	7,386	906	0	24,410
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
TOTAL A114AC REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES			28,469	13,283	1,563	0	43,315

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A114AD	**REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAIL**						
A114AD11	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
SUB-511/511	0.65 hrs/unit 128 TOTAL HRS	197.00 LF	18,145	8,315	1,019	0	27,479
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		18,145	8,315	1,019	0	27,479
	Subcontractor Markups		4,565	2,281	227	0	7,073
	Prime Contractor Markups		9,338	4,357	513	0	14,208
	TOTAL A114AD11 REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	128 HRS	32,048	14,953	1,760	0	48,761
	197.00 LF *Level Unit Cost-->*		*162.68*	*75.90*	*8.93*	*0.00*	*247.52*
	SUBTOTAL A114AD REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAIL		18,145	8,315	1,019	0	27,479
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A114AD REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS		32,048	14,953	1,760	0	48,761
A114AE	**WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETW**						
A114AE11	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR L *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	New Hand Rai Wall Mountl		63.77	31.17	5.17	0.00	100.11
SUB-511/511	0.48 hrs/unit 58 TOTAL HRS	120.00 LF	7,652	3,740	621	0	12,013
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		7,652	3,740	621	0	12,013
	Subcontractor Markups		1,925	1,026	139	0	3,090
	Prime Contractor Markups		3,938	1,960	312	0	6,210
	TOTAL A114AE11 WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	58 HRS	13,515	6,726	1,072	0	21,313
	120.00 LF *Level Unit Cost-->*		*112.62*	*56.05*	*8.93*	*0.00*	*177.61*
	SUBTOTAL A114AE WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETW		7,652	3,740	621	0	12,013
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A114AE WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN		13,515	6,726	1,072	0	21,313
A115	**VERTICAL TRANSPORTATION**						
A115AA	**DEVELOP VERTICAL TRANSPORTATION**						
A115AA11	ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Elevators Two Door Two Stop		63765.00	21339.10	4025.00	0.00	89,129.10
SUB-141/141	215 hrs/unit 860 TOTAL HRS	4.00 STPS	255,060	85,356	16,100	0	356,516
	* LINE ITEM ASSEMBLY Factor:2.0000						
	Add Backup Generator		106275.00	9845.30	2875.00	0.00	118,995.30
SUB-161/161	120 hrs/unit 120 TOTAL HRS	1.00 EA	106,275	9,845	2,875	0	118,995
	Subtotal Direct Costs		361,335	95,202	18,975	0	475,512
	Subcontractor Markups		90,906	26,118	4,234	0	121,257
	Prime Contractor Markups		185,963	49,887	9,544	0	245,393
	TOTAL A115AA11 ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS	980 HRS	638,203	171,206	32,753	0	842,162
	2.00 EA *Level Unit Cost-->*		*319,101.66*	*85,603.01*	*16,376.33*	*0.00*	*421,081.00*
	SUBTOTAL A115AA DEVELOP VERTICAL TRANSPORTATION		361,335	95,202	18,975	0	475,512
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A115AA DEVELOP VERTICAL TRANSPORTATION		638,203	171,206	32,753	0	842,162
A115AB	**ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE AL**						
A115AB11	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add Two Exterior Areas Of Assisted Rescue		63.77	22.73	9.78	0.00	96.27
SUB-511/511	0.35 hrs/unit 53 TOTAL HRS	150.00 SF	9,565	3,409	1,466	0	14,440
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		9,565	3,409	1,466	0	14,440
	Subcontractor Markups		2,406	935	327	0	3,669
	Prime Contractor Markups		4,923	1,786	737	0	7,446
	TOTAL A115AB11 ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY	53 HRS	16,894	6,131	2,531	0	25,555
	150.00 SF *Level Unit Cost-->*		*112.62*	*40.87*	*16.87*	*0.00*	*170.37*
	SUBTOTAL A115AB ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE AL		9,565	3,409	1,466	0	14,440
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.770*
	TOTAL A115AB ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG		16,894	6,131	2,531	0	25,555

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A115AB	**ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE AL**						
A115AB11	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLO	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
A116	**TENANT SPACE**						
	REF COMPLETE						
A116AA	**WIDEN ALL TENANT DOORWAYS**						
A116AA11	WIDEN ALL TENANT DOORWAYS	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Doorway Modification		1700.40	582.85	155.25	0.00	2,438.50
	SUB-911/911 8.5 hrs/unit 340 TOTAL HRS	40.00 EA	68,016	23,314	6,210	0	97,540
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		68,016	23,314	6,210	0	97,540
	Subcontractor Markups		17,112	6,396	1,386	0	24,893
	Prime Contractor Markups		35,005	12,217	3,123	0	50,345
	TOTAL A116AA11 WIDEN ALL TENANT DOORWAYS	340 HRS	120,132	41,927	10,719	0	172,778
	40.00 EA	*Level Unit Cost-->*	*3,003.31*	*1,048.17*	*267.98*	*0.00*	*4,319.46*
	SUBTOTAL A116AA WIDEN ALL TENANT DOORWAYS		68,016	23,314	6,210	0	97,540
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A116AA WIDEN ALL TENANT DOORWAYS		120,132	41,927	10,719	0	172,778
A116AB	**MODIFY LANDING TO NECESSARY DOORS**						
A116AB11	MODIFY LANDING TO NECESSARY DOORS	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Modify Landing To Necessary Doors		9210.50	3993.81	1495.00	0.00	14,699.31
	SUB-823/823 50 hrs/unit 50 TOTAL HRS	1.00 ALW	9,211	3,994	1,495	0	14,699
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		9,211	3,994	1,495	0	14,699
	Subcontractor Markups		2,317	1,096	334	0	3,746
	Prime Contractor Markups		4,740	2,093	752	0	7,585
	TOTAL A116AB11 MODIFY LANDING TO NECESSARY DOORS	50 HRS	16,268	7,182	2,581	0	26,031
	SUBTOTAL A116AB MODIFY LANDING TO NECESSARY DOORS		9,211	3,994	1,495	0	14,699
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A116AB MODIFY LANDING TO NECESSARY DOORS		16,268	7,182	2,581	0	26,031
A116AC	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	LEVELS IN THE SAME BRANCH BELOW THIS LEVEL CONTAIN DETAIL LINE ITEMS; ALL LINE ITEMS IN THE SAME BRANCH MUST BE AT ONLY ONE LEVEL!!						
	Provide Handrails For Tenant Interior Steps		0.00	0.00	0.00	0.00	0.00
	NoSub/NoCrew	240.00 LF	0	0	0	0	0
	* LINE ITEM ASSEMBLY Factor:16.0000						
	Subtotal Direct Costs		0	0	0	0	0
	Rollup from Child Levels		11,478	5,610	932	0	18,020
	Subcontractor Markups		2,888	1,539	208	0	4,635
	Prime Contractor Markups		5,907	2,940	469	0	9,315
	TOTAL A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS		20,272	10,089	1,608	0	31,970
	15.00 EA	*Level Unit Cost-->*	*1,351.49*	*672.63*	*107.19*	*0.00*	*2,131.31*
	THIS WBS CODE DOES NOT FOLLOW TRI-SERVICE NUMBERING SYSTEM. MODIFY CODE TO MATCH EXISTING WBS, OR USE THE A1 XX 9? or A1 XX 8? NUMBERING CONVENTION						T
	SUBTOTAL A116 TENANT SPACE		646,529	347,108	98,815	0	1,092,452
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.773*
	TOTAL A116 TENANT SPACE		1,141,923	624,222	170,565	0	1,936,710
A116AC	**PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS**						
A116AC11	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	New Hand Rail Wall Mount		63.77	31.17	5.17	0.00	100.11
	SUB-511/511 0.48 hrs/unit 86 TOTAL HRS	180.00 LF	11,478	5,610	932	0	18,020
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Subtotal Direct Costs		11,478	5,610	932	0	18,020
	Subcontractor Markups		2,888	1,539	208	0	4,635
	Prime Contractor Markups		5,907	2,940	469	0	9,315
	TOTAL A116AC11 PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	86 HRS	20,272	10,089	1,608	0	31,970
	15.00 EA	*Level Unit Cost-->*	*1,351.49*	*672.63*	*107.19*	*0.00*	*2,131.31*

CODE SUB/CREW	DESCRIPTION	QTY	UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A116AC	**PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS**							
A116AC11	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS *LEVEL CONTRACTOR ID APPLIED--PRIME*							
	SUBTOTAL A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS			11,478	5,610	932	0	18,020
	MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS			20,272	10,089	1,608	0	31,970
A116AD	**REPLACE DOOR & FRAME FOR DOORS LESS THAN 34"**							
A116AD11	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W *LEVEL CONTRACTOR ID APPLIED--PRIME*							
	Replace Door & Frame For Doors Less Than 34" W			1700.40	582.85	155.25	0.00	2,438.50
	SUB-911/911 8.5 hrs/unit 255 TOTAL HRS	30.00	EA	51,012	17,486	4,658	0	73,155
	* LINE ITEM ASSEMBLY Factor:1.0000							
	Subtotal Direct Costs			51,012	17,486	4,658	0	73,155
	Subcontractor Markups			12,834	4,797	1,039	0	18,670
	Prime Contractor Markups			26,254	9,163	2,343	0	37,759
	TOTAL A116AD11 REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	255	HRS	90,099	31,445	8,039	0	129,584
	30.00 EA *Level Unit Cost-->*			*3,003.31*	*1,048.17*	*267.98*	*0.00*	*4,319.46*
	SUBTOTAL A116AD REPLACE DOOR & FRAME FOR DOORS LESS THAN 34"			51,012	17,486	4,658	0	73,155
	MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A116AD REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W			90,099	31,445	8,039	0	129,584
A116AE	**MODIFY & REINSTALL NECESSARY DOORS TO OPEN 9**							
A116AE11	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES *LEVEL CONTRACTOR ID APPLIED--PRIME*							
	Reinstall Doors			538.46	359.44	51.75	0.00	949.65
	SUB-823/823 4.5 hrs/unit 113 TOTAL HRS	25.00	EA	13,462	8,986	1,294	0	23,741
	* LINE ITEM ASSEMBLY Factor:1.0000							
	Subtotal Direct Costs			13,462	8,986	1,294	0	23,741
	Subcontractor Markups			3,387	2,465	289	0	6,141
	Prime Contractor Markups			6,928	4,709	651	0	12,288
	TOTAL A116AE11 MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	113	HRS	23,776	16,160	2,233	0	42,169
	25.00 EA *Level Unit Cost-->*			*951.05*	*646.40*	*89.33*	*0.00*	*1,686.78*
	SUBTOTAL A116AE MODIFY & REINSTALL NECESSARY DOORS TO OPEN 9			13,462	8,986	1,294	0	23,741
	MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.776*
	TOTAL A116AE MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 D			23,776	16,160	2,233	0	42,169
A116AF	**PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTR**							
A116AF11	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR *LEVEL CONTRACTOR ID APPLIED--PRIME*							
	Code Compliant Signs For Restrooms			85.02	19.97	4.03	0.00	109.01
	SUB-823/823 0.25 hrs/unit 10 TOTAL HRS	40.00	EA	3,401	799	161	0	4,361
	* LINE ITEM ASSEMBLY Factor:1.0000							
	Subtotal Direct Costs			3,401	799	161	0	4,361
	Subcontractor Markups			856	219	36	0	1,111
	Prime Contractor Markups			1,750	419	81	0	2,250
	TOTAL A116AF11 PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	10	HRS	6,007	1,436	278	0	7,721
	40.00 EA *Level Unit Cost-->*			*150.17*	*35.91*	*6.95*	*0.00*	*193.02*
	SUBTOTAL A116AF PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTR			3,401	799	161	0	4,361
	MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A116AF PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY D			6,007	1,436	278	0	7,721
A116AG	**LEVER DOOR HANDLES**							
A116AG11	LEVER DOOR HANDLES *LEVEL CONTRACTOR ID APPLIED--PRIME*							
	Lever Door Handles - Replace Door Hardware			191.29	11.98	4.03	0.00	207.30
	SUB-823/823 0.15 hrs/unit 11 TOTAL HRS	75.00	EA	14,347	899	302	0	15,548
	* LINE ITEM ASSEMBLY Factor:1.0000							
	Subtotal Direct Costs			14,347	899	302	0	15,548
	Subcontractor Markups			3,609	247	67	0	3,923
	Prime Contractor Markups			7,384	471	152	0	8,007
	TOTAL A116AG11 LEVER DOOR HANDLES	11	HRS	25,340	1,616	521	0	27,478
	75.00 EA *Level Unit Cost-->*			*337.87*	*21.55*	*6.95*	*0.00*	*366.37*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A116AG LEVER DOOR HANDLES							
A116AG11 LEVER DOOR HANDLES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	SUBTOTAL A116AG LEVER DOOR HANDLES		14,347	899	302	0	15,548
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.767*
	TOTAL A116AG LEVER DOOR HANDLES		25,340	1,616	521	0	27,478
A116AH WINDOW REPLACEMENT							
A116AH11 WINDOW REPLACEMENT + 10 OPENABLE WINDOWS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Replace At Least 1 Window W/ Operating Parts		495.95	283.73	74.75	0.00	854.43
SUB-823/824	3.5 hrs/unit 35 TOTAL HRS	10.00 EA	4,960	2,837	748	0	8,544
	Replace Exterior Windows With Low E Dual Glazed		68.02	20.27	9.78	0.00	98.06
SUB-824/824	0.25 hrs/unit 550 TOTAL HRS	2,200.00 SF	149,635	44,586	21,505	0	215,726
	Subtotal Direct Costs		154,595	47,423	22,253	0	224,270
	Subcontractor Markups		38,893	13,010	4,965	0	56,869
	Prime Contractor Markups		79,563	24,850	11,192	0	115,605
	TOTAL A116AH11 WINDOW REPLACEMENT + 10 OPENABLE WINDOWS	585 HRS	273,051	85,283	38,410	0	396,744
	2,200.00 SF *Level Unit Cost-->*		*124.11*	*38.77*	*17.46*	*0.00*	*180.34*
	SUBTOTAL A116AH WINDOW REPLACEMENT		154,595	47,423	22,253	0	224,270
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A116AH WINDOW REPLACEMENT		273,051	85,283	38,410	0	396,744
A116AI REPLACE EXTERIOR WALL FINISHES							
A116AI11 REPLACE EXTERIOR WALL FINISHES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Insulate Building Perimeter		1.20	1.17	0.40	0.00	2.77
SUB-911/911	0.017 hrs/unit 1070 TOTAL HRS	62,928.00 SF	75,794	73,355	25,329	0	174,477
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Drywall		3.26	1.92	0.40	0.00	5.58
SUB-911/911	0.028 hrs/unit 1762 TOTAL HRS	62,928.00 SF	205,089	120,820	25,329	0	351,238
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
SUB-991/991	0.012 hrs/unit 755 TOTAL HRS	62,928.00 SF	40,126	44,422	10,855	0	95,403
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		321,008	238,598	61,512	0	621,118
	Subcontractor Markups		80,760	65,457	13,726	0	159,942
	Prime Contractor Markups		165,208	125,028	30,938	0	321,175
	TOTAL A116AI11 REPLACE EXTERIOR WALL FINISHES	3,587 HRS	566,977	429,083	106,176	0	1,102,235
	62,928.00 SF *Level Unit Cost-->*		*9.01*	*6.82*	*1.69*	*0.00*	*17.52*
	SUBTOTAL A116AI REPLACE EXTERIOR WALL FINISHES		321,008	238,598	61,512	0	621,118
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.775*
	TOTAL A116AI REPLACE EXTERIOR WALL FINISHES		566,977	429,083	106,176	0	1,102,235
A117 ABATEMENT							
REF COMPLETE							
A117AA ABATEMENT							
A117AA11 ABATEMENT - ASBESTOUS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Abatement - Asbestous		4.96	3.99	0.98	0.00	9.93
SUB-221/221	0.052 hrs/unit 803 TOTAL HRS	15,434.00 BSF	76,545	61,643	15,087	0	153,275
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		76,545	61,643	15,087	0	153,275
	Subcontractor Markups		19,257	16,911	3,366	0	39,535
	Prime Contractor Markups		39,394	32,302	7,588	0	79,284
	TOTAL A117AA11 ABATEMENT - ASBESTOUS	803 HRS	135,196	110,856	26,041	0	272,093
	15,434.00 BSF *Level Unit Cost-->*		*8.76*	*7.18*	*1.69*	*0.00*	*17.63*
A117AA12 ABATEMENT - LEAD PAINT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Abatement - Lead Paint		4.04	2.46	0.98	0.00	7.47
SUB-221/221	0.032 hrs/unit 494 TOTAL HRS	15,434.00 BSF	62,329	37,934	15,087	0	115,350
* LINE ITEM ASSEMBLY	Factor:1.0000						

CODE	SUB/CREW	DESCRIPTION	QTY	UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A117AA		**ABATEMENT**							
A117AA12		ABATEMENT - LEAD PAINT *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
		Subtotal Direct Costs			62,329	37,934	15,087	0	115,350
		Subcontractor Markups			15,681	10,407	3,366	0	29,454
		Prime Contractor Markups			32,078	19,878	7,588	0	59,544
		TOTAL A117AA12 ABATEMENT - LEAD PAINT	494	HRS	110,089	68,219	26,041	0	204,349
		15,434.00 BSF *Level Unit Cost-->*			*7.13*	*4.42*	*1.69*	*0.00*	*13.24*
A117AA13		ABATEMENT - ELECTRICAL WIRE *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
		Abatement - Electrical Wire			3.05	1.69	0.98	0.00	5.71
	SUB-221/221	0.022 hrs/unit 340 TOTAL HRS	15,434.00	BSF	47,020	26,080	15,087	0	88,187
		* LINE ITEM ASSEMBLY Factor:1.0000							
		Subtotal Direct Costs			47,020	26,080	15,087	0	88,187
		Subcontractor Markups			11,830	7,155	3,366	0	22,351
		Prime Contractor Markups			24,199	13,666	7,588	0	45,453
		TOTAL A117AA13 ABATEMENT - ELECTRICAL WIRE	340	HRS	83,049	46,900	26,041	0	155,991
		15,434.00 BSF *Level Unit Cost-->*			*5.38*	*3.04*	*1.69*	*0.00*	*10.11*
A117AA14		ABATEMENT - BLACK MOLD *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
		Remove Interior Wall Finishes			0.00	3.46	1.55	0.00	5.01
	SUB-221/221	0.045 hrs/unit 2832 TOTAL HRS	62,928.00	SF	0	217,499	97,696	0	315,195
		Subtotal Direct Costs			0	217,499	97,696	0	315,195
		Subcontractor Markups			0	59,668	21,800	0	81,468
		Prime Contractor Markups			0	113,972	49,137	0	163,109
		TOTAL A117AA14 ABATEMENT - BLACK MOLD	2,832	HRS	0	391,140	168,632	0	559,772
		15,434.00 BSF *Level Unit Cost-->*			*0.00*	*25.34*	*10.93*	*0.00*	*36.27*
A117AA15		DUMP FEES *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Debris Removal			1912.95	0.00	0.00	0.00	1,912.95
	SUB-111/NoCrew		15.00	LDS	28,694	0	0	0	28,694
		Subtotal Direct Costs			28,694	0	0	0	28,694
		Subcontractor Markups			7,219	0	0	0	7,219
		Prime Contractor Markups			14,768	0	0	0	14,768
		TOTAL A117AA15 DUMP FEES			50,681	0	0	0	50,681
		30.00 LDS *Level Unit Cost-->*			*1,689.36*	*0.00*	*0.00*	*0.00*	*1,689.36*
A117AA16		REMOVE PCB CONTAINING EQUIPMENT *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Replace Switch Gear "Main"			63765.00	16408.84	1380.00	0.00	81,553.84
	SUB-161/161	200 hrs/unit 200 TOTAL HRS	1.00	EA	63,765	16,409	1,380	0	81,554
		Replace Subpanels			17712.50	3938.12	977.50	0.00	22,628.12
	SUB-161/161	48 hrs/unit 192 TOTAL HRS	4.00	EA	70,850	15,752	3,910	0	90,512
		Subtotal Direct Costs			134,615	32,161	5,290	0	172,066
		Subcontractor Markups			33,867	8,823	1,180	0	43,870
		Prime Contractor Markups			69,280	16,853	2,661	0	88,794
		TOTAL A117AA16 REMOVE PCB CONTAINING EQUIPMENT	392	HRS	237,762	57,837	9,131	0	304,730
		5.00 EA *Level Unit Cost-->*			*47,552.40*	*11,567.47*	*1,826.21*	*0.00*	*60,946.08*
		SUBTOTAL A117AA ABATEMENT			349,204	375,317	148,246	0	872,767
		MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.773*
		TOTAL A117AA ABATEMENT			616,777	674,952	255,887	0	1,547,616
A118		**SITE IMPROVEMENTS**							
		REF COMPLETE							
A118AA		**SITE IMPROVEMENTS**							
A118AA11		DIVERT RAIN WATER TO STORM DRAIN *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Divert Rain Water To Storm Drain			120.44	65.29	40.25	0.00	225.98
	SUB-221/221	0.85 hrs/unit 298 TOTAL HRS	350.00	LF	42,156	22,850	14,088	0	79,093
		Storm Drain Tie-In			4534.40	6144.57	2875.00	0.00	13,553.97
	SUB-221/221	80 hrs/unit 80 TOTAL HRS	1.00	EA	4,534	6,145	2,875	0	13,554

CODE	SUB/CREW	DESCRIPTION	QTY	UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
		Subtotal Direct Costs			46,690	28,995	16,963	0	92,647
		Subcontractor Markups			11,746	7,954	3,785	0	23,486
		Prime Contractor Markups			24,029	15,194	8,531	0	47,754
		TOTAL A118AA11 DIVERT RAIN WATER TO STORM DRAIN	378	HRS	82,466	52,143	29,279	0	163,887
		350.00 LF	*Level Unit Cost-->*		*235.62*	*148.98*	*83.65*	*0.00*	*468.25*
		A118AA12 UPGRADE PARKING LOT DRAINAGE *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Install Catch Basins			19129.50	6144.57	2875.00	0.00	28,149.07
	SUB-221/221	80 hrs/unit 240 TOTAL HRS	3.00	EA	57,389	18,434	8,625	0	84,447
		Subtotal Direct Costs			57,389	18,434	8,625	0	84,447
		Subcontractor Markups			14,438	5,057	1,925	0	21,420
		Prime Contractor Markups			29,535	9,659	4,338	0	43,533
		TOTAL A118AA12 UPGRADE PARKING LOT DRAINAGE	240	HRS	101,362	33,150	14,888	0	149,400
		3.00 EA	*Level Unit Cost-->*		*33,787.23*	*11,050.08*	*4,962.52*	*0.00*	*49,799.84*
		A118AA13 WIDEN EAST SIDE WALKWAYY TO 5 FEET *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Widen Side Walk			12.05	6.53	2.70	0.00	21.28
	SUB-221/221	0.085 hrs/unit 128 TOTAL HRS	1,500.00	SF	18,067	9,793	4,054	0	31,913
		Install New Curb			13.46	5.53	2.13	0.00	21.12
	SUB-221/221	0.072 hrs/unit 22 TOTAL HRS	300.00	LF	4,038	1,659	638	0	6,336
		Subtotal Direct Costs			22,105	11,452	4,692	0	38,249
		Subcontractor Markups			5,561	3,142	1,047	0	9,750
		Prime Contractor Markups			11,377	6,001	2,360	0	19,737
		TOTAL A118AA13 WIDEN EAST SIDE WALKWAYY TO 5 FEET	149	HRS	39,043	20,595	8,099	0	67,736
		1,500.00 SF	*Level Unit Cost-->*		*26.03*	*13.73*	*5.40*	*0.00*	*45.16*
		A118AA14 UPGRADE PARKING LOT TO MEET ADA *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Parking Lot Ada Signage			177.13	115.21	40.25	0.00	332.59
	SUB-221/221	1.5 hrs/unit 6 TOTAL HRS	4.00	EA	709	461	161	0	1,330
		Subtotal Direct Costs			709	461	161	0	1,330
		Subcontractor Markups			178	126	36	0	341
		Prime Contractor Markups			365	241	81	0	687
		TOTAL A118AA14 UPGRADE PARKING LOT TO MEET ADA	6	HRS	1,251	829	278	0	2,358
		4.00 EA	*Level Unit Cost-->*		*312.84*	*207.19*	*69.48*	*0.00*	*589.51*
		A118AA15 REPAIR & RESURFACE EAST ROADWAY *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Repair & replace East roadway			8.79	2.92	1.67	0.00	13.37
	SUB-221/221	0.038 hrs/unit 92 TOTAL HRS	2,430.00	SF	21,349	7,092	4,052	0	32,493
		* LINE ITEM ASSEMBLY Factor:1.0000							
		Subtotal Direct Costs			21,349	7,092	4,052	0	32,493
		Subcontractor Markups			5,371	1,946	904	0	8,221
		Prime Contractor Markups			10,987	3,716	2,038	0	16,742
		TOTAL A118AA15 REPAIR & RESURFACE EAST ROADWAY	92	HRS	37,707	12,755	6,994	0	57,455
		2,430.00 SF	*Level Unit Cost-->*		*15.52*	*5.25*	*2.88*	*0.00*	*23.64*
		A118AA16 SEWER LINE REPLACEMENT *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Sewer Line Replacement			49.59	25.72	21.27	0.00	96.59
	SUB-151/151	0.35 hrs/unit 88 TOTAL HRS	250.00	LF	12,399	6,430	5,319	0	24,147
		* LINE ITEM ASSEMBLY Factor:1.0000							
		Demo & Replace Building Slab			8.93	7.07	7.82	0.00	23.81
	SUB-221/221	0.092 hrs/unit 92 TOTAL HRS	1,000.00	SF	8,927	7,066	7,820	0	23,813
		* LINE ITEM ASSEMBLY Factor:4.0000							
		Subtotal Direct Costs			21,326	13,496	13,139	0	47,961
		Subcontractor Markups			5,365	3,703	2,932	0	12,000
		Prime Contractor Markups			10,975	7,072	6,608	0	24,656
		TOTAL A118AA16 SEWER LINE REPLACEMENT	180	HRS	37,667	24,271	22,679	0	84,616
		250.00 LF	*Level Unit Cost-->*		*150.67*	*97.08*	*90.71*	*0.00*	*338.46*
		SUBTOTAL A118AA SITE IMPROVEMENTS			169,567	79,930	47,631	0	297,128
		MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.768*
		TOTAL A118AA SITE IMPROVEMENTS			299,495	143,742	82,216	0	525,453

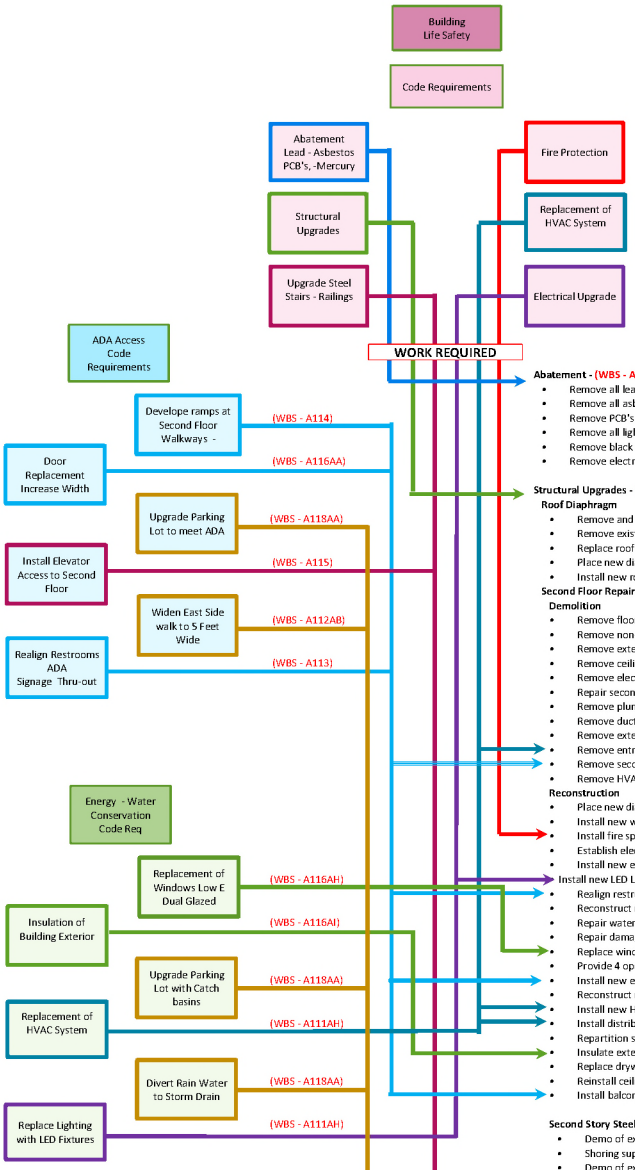
E-SYS Estimate Detail Report
CONCEPT

ESTIMATE NAME:
PRINTING DATE: 11/02/2022
Page No. 19

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
BARRY BUILDING OWNER'S COSTSB1 OWNER'S COSTS							
B1 OWNER'S COSTS							
B111 OWNER'S COSTS							
B111AA OWNER'S COST							
B111AA11 DESIGN							
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Design		0.00	0.00	0.00	0.07	0.07
SUB-998/NoCrew		***,***.** TC$	0	0	0	710,686	710,686
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		0	0	0	710,686	710,686
TOTAL B111AA11 DESIGN			0	0	0	1,002,922	1,002,922
10,152,655.00 TC$		*Level Unit Cost-->*	*0.00*	*0.00*	*0.00*	*0.10*	*0.10*
B111AA12 PERMITS							
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Permits		0.00	0.00	0.00	0.01	0.01
SUB-998/NoCrew		***,***.** TC$	0	0	0	152,290	152,290
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		0	0	0	152,290	152,290
TOTAL B111AA12 PERMITS			0	0	0	214,912	214,912
10,152,655.00 TC$		*Level Unit Cost-->*	*0.00*	*0.00*	*0.00*	*0.02*	*0.02*
B111AA13 CONSTRUCTION MANAGEMENT							
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Pm / Cm		0.00	0.00	0.00	0.03	0.03
SUB-998/NoCrew		***,***.** TC$	0	0	0	304,580	304,580
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		0	0	0	304,580	304,580
TOTAL B111AA13 CONSTRUCTION MANAGEMENT			0	0	0	429,824	429,824
10,152,655.00 TC$		*Level Unit Cost-->*	*0.00*	*0.00*	*0.00*	*0.04*	*0.04*
B111AA14 CONTINGENCY @ 15%							
	Contingency		0.00	0.00	0.00	0.15	0.15
NoSub/NoCrew		***,***.** TC$	0	0	0	1,017,663	1,017,663
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		0	0	0	1,017,663	1,017,663
TOTAL B111AA14 CONTINGENCY @ 15%			0	0	0	1,017,663	1,017,663
6,784,419.00 TC$		*Level Unit Cost-->*	*0.00*	*0.00*	*0.00*	*0.15*	*0.15*
SUBTOTAL B111AA OWNER'S COST			0	0	0	2,185,218	2,185,218
MARKUP			*0.000*	*0.000*	*0.000*	*1.220*	*1.220*
TOTAL B111AA OWNER'S COST			0	0	0	2,665,320	2,665,320

98.2% OF PROJECT PERFORMED BY SUBCONTRACTORS

109 DETAIL LINE ITEMS



Abatement - (WBS - A117)
- Remove all lead paint
- Remove all asbestos floor tile - adhesives - drywall topping
- Remove PCB's including switch gear
- Remove all light fixtures and HVAC controls
- Remove black mold from wall-ceilings floors
- Remove electrical wire - asbestos insulation Electrical wire - Asbestos insulation

Structural Upgrades - (WBS - A111)

Roof Diaphragm
- Remove and replace roofing
- Remove existing structural roof deck where water damage has occurred
- Replace roof drains and connect to storm drain system
- Place new diaphragm plywood per structural report
- Install new roof access per code

Second Floor Repairs / Diaphragm (2nd Floor To Roof Deck)

Demolition
- Remove floor finishes
- Remove non-load bearing partitions
- Remove exterior wall finishes at building perimeter
- Remove ceilings
- Remove electrical distribution and lighting
- Repair second floor decking
- Remove plumbing system supply and sewer
- Remove ductwork - soffits - ceilings
- Remove exterior windows
- Remove entry doors to mechanical rooms & replace with fire rated doors
- Remove second floor railings
- Remove HVAC mechanical equipment

Reconstruction
- Place new diaphragm plywood per structural report
- Install new water system and fire main / riser / sewer line
- Install fire sprinkler system (WBS- A111AH13)
- Establish electrical room for power and low voltage
- Install new electrical gear and distribution to electrical rooms

Install new LED Lighting
- Realign restroom to meet ADA
- Reconstruct restrooms including entry doors ADA
- Repair water damage at window openings
- Repair damage to bottom plate and studs (termites / water)
- Replace windows with low e - dual glazed windows
- Provide 4 openable windows per elevation for emergency evacuation
- Install new entry doors
- Reconstruct mechanical rooms (walls - ceiling - floor to meet fire code)
- Install new HVAC units
- Install distribution HVAC ductwork
- Repartition space ready for tenant improvement
- Insulate exterior walls
- Replace drywall at perimeter walls
- Reinstall ceiling
- Install balcony Ramps & Railings ADA

Second Story Steel Moment Frame - (WBS - A111AC)
- Demo of exterior structure (see abatement for plaster removal)
- Shoring support during construction
- Demo of existing slab-on-grade (new foundation)

Second story shear wall
- Install new moment frame foundation
- Install new moment frame
- Reconstruct building exterior including roof structure
- Reconstruct interior - ready for tenant improvement
- Incorporate vertical elevator shaft into moment frame design

Building Access - (WBS - A112)
- Improve landings non-slip risers
- Add backing to risers
- Replace railing (all locations) with code compliant railing
- Install vertical means of access to second floor

Site Improvements - (WBS - A118)
- Divert rain water from roof to storm drain
- Upgrade parking lot with catch basins piping to storm drain
- Widen east side sidewalk to 5 feet in width - new walk and curb
- Upgrade parking lot to meet ADA
- Resurface parking lot for safety purposes
- Install new sewer line

First Floor Repairs (Slab on Grade to 2nd Floor deck)

Demolition
- Remove floor finishes
- Remove non-load bearing partitions
- Remove exterior wall finishes at building perimeter
- Remove ceilings
- Remove electrical distribution and lighting
- Remove plumbing system supply and sewer
- Remove ductwork - soffits - ceilings
- Remove exterior windows
- Remove entry doors
- Replace 2x wood plates damaged by water or insects (WBS - A111AI)

Reconstruction (Slab on grade to second floor structure)
- Install new sewer line
- Install new water system and fire main / riser / sewer line
- Install fire sprinkler system
- Establish electrical room for power and low voltage
- Install new electrical gear and distribution to electrical rooms
- Install new led lighting
- Realign restroom to meet ADA
- Reconstruct restrooms including entry doors ADA
- Repair water damage at window openings
- Repair damage to bottom plate and studs(termites / water)
- Replace windows with low e - dual glazed windows
- Provide 4 openable windows per elevation for emergency evacuation
- Install new entry doors
- Reconstruct mechanical rooms (walls - ceiling - floor to meet fire code)
- Install new HVAC units
- Install distribution HVAC ductwork
- Repartition space ready for tenant improvement
- Insulate exterior walls
- Replace drywall at perimeter walls
- Reinstall ceiling
- Add FDC "fire department connection"

Strengthen Existing 2 Story Shear Wall - (WBS - A111AD)
- Demo of exterior structure (see abatement for plaster removal)
- Shoring support during construction
- Demo of existing slab-on-grade (new foundation)

Shear wall on interior of existing wall
- Install new shear wall foundation
- Install new moment frame
- Reconstruct building exterior including roof structure
- Reconstruct interior - ready for tenant improvement
- Incorporate shear wall into diaphragm framing

Attachment G1

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

PROJECTED LEASE SUMMARY

March 2023

SPACE	SQUARE FEET*	PROJ. RENT PSF/MO	ANNUAL RENT	NNN / Gross ǂ	RENT INCREASE
Shops 1-6 Combined	1,817	$8.50	$185,334	nnn	3% annual
Store #1	1,203	$8.50	$122,742	nnn	3% annual
Rear of Ground Floor	2,129	$4.50	$114,966	nnn	3% annual
2nd Floor Office	6,331	$3.50	$265,918	nnn	3% annual
Common Area	1,319	-	-	-	-
Parking (20 office spaces)	-	-	$48,000	Gross	3% annual
TOTALS	**12,800**	**4.80**	**$736,960**		

*Barry Building measurements per attached Gruen space plan.

ǂNNN: Tenant reimburses Landlord for Property Taxes, Maintenance & Insurance; Gross: Tenant does not reimburse.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

INVESTMENT ANALYSIS

PROJECTED GROSS RENTAL INCOME			**$736,960**
EXPENSE REIMBURSEMENT		**1.44 psf/mo**	$221,547
GROSS OPERATING INCOME			**$958,507**
VACANCY		**5%**	-$36,848
EFFECTIVE RENTAL INCOME			**$921,659**
OPERATING EXPENSES		**1.44 psf/mo**	-$221,547
RESERVES		**2%**	-$18,433
NET OPERATING INCOME			**$681,678**
FINANCING		60.0% LTV	$6,816,785
DOWNPAYMENT		40.0%	$4,544,523
AMORTIZATION		30 years	
INTEREST RATE		6.50%	
ANNUAL DEBT SERVICE		517,041	-$517,041
ANNUAL CASH FLOW			**$164,638**
INDICATED VALUE AT COMPLETION			**$11,361,308**
CAPITALIZATION RATE			**$0**
CASH ON CASH RETURN			**$0**
VALUE PER S.F. OF BLDG.	**12,800 SF**		**$888**
PROJECTED REMODEL COSTS*			
CONSTRUCTION COSTS PER BID		$1,001 /SF	-$12,818,000
LEASING COMMISSIONS		$15 /SF	-$191,996
TIA‡ GROUND FLOOR RETAIL		$50 /SF	-$257,468
TIA‡ 2ND FLOOR		$100 /SF	-$633,138
DEVELOPER PROFIT ¥		18%	-$2,045,035
CITY TRANSFER TAX		5.5%	-$624,872
COST OF SALE		4%	-$454,452
TOTAL COSTS			**-$17,024,961**
LAND RESIDUAL			**-$5,663,653**
LAND RESIDUAL/SF LAND			**-$103**

*Does not include carry costs during construction (property taxes, insurance, construction financing, etc.).

‡Tenant Improvement Allowance.

¥Calculating residual land value requires consideration of gross development value, and that gross development value is the total development cost, inclusive of the developer's profit.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

Estimated Expenses

Item	Annual Expense
Property Taxes (adjusted for sale)	$138,000
Insurance	$15,360
CAM	$46,079
Management (3% of Gross Rent)	$22,109
Total Expenses	**$221,547**

Reimbursement

Item	Annual Reimbursement
Property Taxes	$138,000
Insurance	$15,360
CAM	$46,079
Management (3% of Gross Rent)	$22,109
Total Reimbursement	**$221,547**

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

ASSUMPTIONS

Land Size	**54,809 /SF**	
Construction Costs*:	**$12,818,000**	
Inflation Rate:	**3.0%**	
Property Tax Rate	**1.20%**	
Proposed new financing:		
LTV	**60%**	
Amortization	**30**	**Years**
Interest Rate	**6.50%**	
Call	**10**	**Years**

Taxes adjusted for sale.

***per Hill International cost estimate**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Prepared By:
Timothy L. Bower
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CBRE, Inc.
(310) 550-2521 P
tim.bower@cbre.com

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

PROJECTED LEASE SUMMARY

March 2023

SPACE	SQUARE FEET*	PROJ. RENT PSF/MO	ANNUAL RENT	NNN / Gross ǂ	RENT INCREASE
Existing Building Remodel (Partial Demolition)					
Shops 1-6 Combined	1,817	$8.50	$185,334	nnn	3% annual
Store #1	1,203	$8.50	$122,742	nnn	3% annual
2nd Floor Office	4,257	$3.50	$178,794	nnn	3% annual
Common Area	1,679	-	-	-	-
Monthly Parking (13 office spaces)	-	-	$31,200	Gross	3% annual
Subtotal	**8,956**	-	-	-	-
Proposed 3-Story Annex					
Ground Floor Office	3,605	$3.50	$151,410	nnn	3% annual
2nd Floor Office	3,605	$3.50	$151,410	nnn	3% annual
3rd Floor Office	3,605	$3.50	$151,410	nnn	3% annual
Parking (32 office spaces)	-	-	$76,800	Gross	3% annual
Subtotal	**10,815**	-	-	-	-
TOTALS	**19,771**	**$4.42**	**$1,049,100**		

*Barry Building measurements per attached Gruen space plan, adjusted for partial demolition.

ǂNNN: Tenant reimburses Landlord for Property Taxes, Maintenance & Insurance; Gross: Tenant does not reimburse.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

INVESTMENT ANALYSIS

PROJECTED GROSS RENTAL INCOME			**$1,049,100**
EXPENSE REIMBURSEMENT		**1.34 psf/mo**	$318,375
GROSS OPERATING INCOME			**$1,367,475**
VACANCY		**5%**	-$68,374
EFFECTIVE RENTAL INCOME			**$1,299,101**
OPERATING EXPENSES		**1.34 psf/mo**	-$318,375
RESERVES		**2%**	-$25,982
NET OPERATING INCOME			**$954,744**
FINANCING		60.0% LTV	$9,547,439
DOWNPAYMENT		40.0%	$6,364,959
AMORTIZATION		30 years	
INTEREST RATE		6.50%	
ANNUAL DEBT SERVICE		724,156	-$724,156
ANNUAL CASH FLOW			**$230,588**
INDICATED VALUE AT COMPLETION			**$15,912,399**
CAPITALIZATION RATE			**6.00%**
CASH ON CASH RETURN			**3.6%**
VALUE PER S.F. OF BLDG. -	**19,771 SF**		**$805**
PROJECTED PROJECT COSTS*			
CONSTRUCTION COSTS PER BID - BARRY BUILDING		$1,001 /SF	-$8,968,594
CONSTRUCTION COSTS - ANNEX		$400 /SF	-$4,326,000
DEMOLITION COSTS (+/- 4,203 SF)		$5 /SF	-$21,015
LEASING COMMISSIONS		$15 /SF	-$296,570
TIA‡ - BARRY BUILDING GROUND FLOOR RETAIL		$50 /SF	-$151,018
TIA‡ - BARRY BUILDING 2ND FLOOR		$100 /SF	-$425,700
TIA‡ - ANNEX		$100 /SF	-$1,081,500
DEVELOPER PROFIT ¥		18%	-$2,864,232
CITY TRANSFER TAX		5.5%	-$875,182
COST OF SALE		4%	-$636,496
TOTAL COSTS			**-$19,646,307**
LAND RESIDUAL			**-$3,733,908**
LAND RESIDUAL/SF LAND			**-$68**

*Does not include carry costs during construction (property taxes, insurance, construction financing, etc.).

‡Tenant Improvement Allowance.

¥Calculating residual land value requires consideration of gross development value, and that gross development value is the total development cost, inclusive of the developer's profit.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

Estimated Expenses

Item	Annual Expense
Property Taxes (adjusted for sale)	$192,000
Insurance	$23,726
Common Area Maintenance	$71,177
Management (3% of Gross Rent)	$31,473
Total Expenses	**$318,375**

Estimated Reimbursement

Item	Annual Reimbursement
Property Taxes	$192,000
Insurance	$23,726
Common Area Maintenance	$71,177
Management (3% of Gross Rent)	$31,473
Total Reimbursement	**$318,375**

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

ASSUMPTIONS

Land Size	**54,809 /SF**	
Barry Building Construction Costs*:	**$8,968,594**	
Annex Estimated Construction Costs:	**$400 /SF**	
Estimated Demolition Costs:	**$5 /SF**	
Inflation Rate:	**3.0%**	
Property Tax Rate	**1.20%**	
Proposed New Financing:		
Loan to Value Ratio	**60%**	
Amortization	**30**	**Years**
Interest Rate	**6.50%**	
Call	**10**	**Years**

Taxes adjusted for sale

***per Hill International cost estimate, adjusted pro-rate for demolition of the rear portion.**

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Prepared By:
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Attachment G2

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

Saltair San Vicente

12011 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 55,730 SF
Built | Reno 1964 | -
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

1



NEW LEASE

Deal Size 1,952 SF
Sign Date 10/14/2022
Lease Term 12 Months
01/01/2023 - 12/31/2023

Notes Short-term lease.

Base Rent $4.25 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.0
Free Rent Months 2 mo
TIA $35.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Upland Workshop, LLC
Tenant Rep CBRE | Jeffrey Gerlach, Stanley Gerlach Jr
Lessor DE SALTAIR SV, LLC c/o Douglas Emmett Management
Lessor Rep Douglas Emmett, Inc. | Clayton Hjulberg

11611 San Vicente Blvd - Brentwood Gateway

11611 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 104,716 SF
Built | Reno 1977 | 2020
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

2



NEW LEASE

Deal Size 5,724 SF
Sign Date 10/05/2022
Lease Term 64 Months
04/01/2023 - 07/31/2028

Notes -

Base Rent $6.25 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.0
Free Rent Months 4 mo
TIA $45.15

Space Usage General Office
Parking Ratio 2.71 / 1,000

Tenant Lone View Capital Management, LLC
Tenant Rep CBRE | Drew Pion
Lessor SARAGOSSA LLC
Lessor Rep CBRE | Lauren Morris, Blake Mirkin

11777 Wilshire Blvd

11777 WILSHIRE Blvd, LOS ANGELES, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 99,111 SF
Built | Reno 1974 | -
Building Info Office | General Office | -
Tenancy Type -

3



RENEWAL

Deal Size 18,890 SF
Sign Date 09/28/2022
Lease Term 96 Months
05/01/2023 - 04/30/2031

Notes -

Base Rent $4.75 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 0.0
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 1.01 / 1,000

Tenant SEMLER BROSSY CONSULTING GROUP, LLC a California limited liability company
Tenant Rep NONE LISTED | -
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

12100 Wilshire Blvd

12100 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 365,325 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

4



RENEWAL

Deal Size 9,754 SF
Sign Date 09/27/2022
Lease Term 12 Months
07/01/2023 - 06/30/2024

Notes Short-term renewal.

Base Rent $3.90 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 0.0
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Walker & Dunlop, LLC
Tenant Rep CBRE | Jordan Brainard, Bradley Wilner, Daniel Falls, Louis Christopher, Charles Carroccio
Lessor DE Pacific 12100, LLC
Lessor Rep Douglas Emmett, Inc. | Craig Newlands

Brentwood Saltair

11999 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 60,502 SF
Built | Reno 1986 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

5



RENEWAL

Deal Size 10,845 SF
Sign Date 08/03/2022
Lease Term 72 Months
10/01/2023 - 09/30/2029

Notes -

Base Rent $3.68 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.5
Free Rent Months 2 mo
TIA $25.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Sitrick And Company, Inc.
Tenant Rep CBRE | Carter Haslam, Mikkel Pearce, Katelyn Hollywood, Jeffrey Gerlach, Stanley Gerlach Jr, Scott Kenny
Lessor Douglas Emmett Management
Lessor Rep Douglas Emmett, Inc. | Clayton Hjulberg

12100 Wilshire Blvd

12100 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 365,325 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

6



RENEWAL

Deal Size 3,428 SF
Sign Date 06/28/2022
Lease Term 62 Months
07/01/2022 - 08/31/2027

Notes -

Base Rent $4.10 FSG / Mo
Effective Rent $4.28 FSG / Mo
Asking Rent -
Escalations 3.5
Free Rent Months 4 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant TOKYU LAND US CORPORATION
Tenant Rep CBRE | Mitsuko Aso, Kenji Sakai
Sevenly Group, Inc. | Ben L. Gary
Lessor DE Pacific 12100, LLC
Lessor Rep CBRE | Kenji Sakai

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

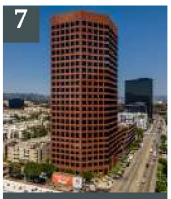
CBRE

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

7



RENEWAL

Deal Size 10,822 SF
Sign Date 06/10/2022
Lease Term 39 Months
05/01/2023 - 07/31/2026

Notes -

Base Rent $4.85 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.5
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Broadshore Capital Partners
Tenant Rep Newmark | A.J. Dorn
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

Wells Fargo Center

11601 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 500,475 SF
Built | Reno 1984 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

8



RENEWAL

Deal Size 9,295 SF
Sign Date 06/03/2022
Lease Term 60 Months
11/01/2022 - 10/31/2027

Notes -

Base Rent $5.50 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.45
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 2.5 / 1,000

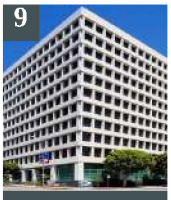
Tenant Wells Fargo Bank NA
Tenant Rep CBRE | Adam Seltzer
Lessor Hudson Properties, LLC
Lessor Rep Hudson Pacific Properties, Inc. | Jeff Lasky

West Wilshire Center

11620 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 186,963 SF
Built | Reno 1976 | 2002
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

9



NEW LEASE
SUBLEASE

Deal Size 2,742 SF
Sign Date 06/02/2022
Lease Term 47 Months
06/15/2022 - 04/30/2026

Notes -

Base Rent $1.25 FSG / Mo
Effective Rent $2.37 FSG / Mo
Asking Rent -
Escalations 0.0
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Roger A. Brown & Co. LLP
Tenant Rep CBRE | Raquel Binswanger, David Freitag
Lessor Stoll, Nussbaum & Polakov, a California Professional Corp.
Lessor Rep Westmac | Luke Palmo

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

10



NEW LEASE

Deal Size 6,347 SF
Sign Date 05/19/2022
Lease Term 130 Months
02/01/2023 - 11/30/2033

Notes -

Base Rent $5.35 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 4.0
Free Rent Months 10 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Palm Tree LLC
Tenant Rep Guardian Commercial Realty | Robert Chavez
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

11



RENEWAL

Deal Size 5,234 SF
Sign Date 05/19/2022
Lease Term 39 Months
12/01/2022 - 02/28/2026

Notes -

Base Rent $4.75 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.5
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Karlin Asset Management, Inc.
Tenant Rep None Involved | -
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

Brentwood Executive Plaza

11726 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 90,307 SF
Built | Reno 1983 | 1996
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

12



RENEWAL

Deal Size 1,590 SF
Sign Date 05/12/2022
Lease Term 37 Months
08/01/2022 - 08/31/2025

Notes -

Base Rent $4.20 FSG / Mo
Effective Rent $4.24 FSG / Mo
Asking Rent -
Escalations 3.5
Free Rent Months 1 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant EDGELINE CAPITAL PARTNERS, LLC
Tenant Rep CBRE | Lauren Morris, Blake Mirkin
Lessor Douglas Emmett
Lessor Rep Douglas Emmett, Inc. | Clayton Hjulberg

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

13



NEW LEASE

Deal Size 1,625 SF
Sign Date 04/19/2022
Lease Term 5 Months
07/01/2022 - 11/30/2022

Notes -

Base Rent $5.30 FSG / Mo
Effective Rent $5.32 FSG / Mo
Asking Rent -
Escalations 3.5%
Free Rent Months 5 mo
TIA $55.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Wheelock Street Capital, LLC
Tenant Rep JLL | Cassie Trosclair
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

Topa Plaza

11911 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 91,431 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

14



NEW LEASE

Deal Size 3,167 SF
Sign Date 04/18/2022
Lease Term 39 Months
05/01/2022 - 07/31/2025

Notes -

Base Rent $5.50 FSG / Mo
Effective Rent $5.27 FSG / Mo
Asking Rent -
Escalations 3.0%
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3.5 / 1,000

Tenant CORAL TREE PARTNERS
Tenant Rep CBRE | Quinn Ruiz Edwards, Jake Bobek, Scott Steuber, Gregg Pasternack
Lessor 11911 SAN VICENTE, LLC
Lessor Rep Industry Partners | TIM DORNAN

Landmark II

11766 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 393,744 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

15



NEW LEASE

Deal Size 7,833 SF
Sign Date 04/12/2022
Lease Term 126 Months
08/01/2022 - 02/01/2033

Notes -

Base Rent $3.45 FSG / Mo
Effective Rent $3.77 FSG / Mo
Asking Rent -
Escalations 3%
Free Rent Months 6 mo
TIA $90.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant The Republic of Finland (Consulate General of Finland Los Angeles)
Tenant Rep CBRE | Alexander Solonin
Lessor DOUGLAS EMMETT 1995 LLC
Lessor Rep Self-Represented | -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

Wells Fargo Center

11601 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 500,475 SF
Built | Reno 1984 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

16



RENEWAL

Deal Size 5,529 SF
Sign Date 04/08/2022
Lease Term 26 Months
11/01/2022 - 12/31/2024

Notes -

Base Rent $5.35 FSG / Mo
Effective Rent $5.05 FSG / Mo
Asking Rent -
Escalations 3.5%
Free Rent Months 2 mo
TIA $0.00

Space Usage General Office
Parking Ratio 2.5 / 1,000

Tenant RCLCO (Robert Charles & Co., LLC)
Tenant Rep CBRE | Jeffrey Gerlach, Stanley Gerlach Jr
Lessor LA Realty Partners, c/o Hudson Pacific Properties
Lessor Rep L A Realty Partners | Lisa St John

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

17



EXPANSION

Deal Size 2,197 SF
Sign Date 04/01/2022
Lease Term 30 Months
09/01/2022 - 02/28/2025

Notes -

Base Rent $5.40 FSG / Mo
Effective Rent $5.32 FSG / Mo
Asking Rent -
Escalations 3.5
Free Rent Months 12 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant CITIZENS BANK NA
Tenant Rep Cushman & Wakefield | Locke Burnette
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

12100 Wilshire Blvd

12100 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 365,325 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

18



EXPANSION

Deal Size 4,258 SF
Sign Date 03/24/2022
Lease Term 12 Months
04/01/2022 - 03/31/2023

Notes -

Base Rent $3.65 FSG / Mo
Effective Rent $4.54 FSG / Mo
Asking Rent -
Escalations 0%
Free Rent Months 0 mo
TIA $30.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant IBORROW
Tenant Rep JLL | Jason Fine CBRE | David Swatt
Lessor Douglas Emmett Management
Lessor Rep Douglas Emmett, Inc. | Bob Zelkin

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

Wilshire Bundy Plaza

12121 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 313,749 SF
Built | Reno 1984 | 2007
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

19



RENEWAL

Deal Size 7,054 SF
Sign Date 03/09/2022
Lease Term 38 Months
10/01/2022 - 11/30/2025

Base Rent $3.70 FSG / Mo
Effective Rent $4.00 FSG / Mo
Asking Rent -
Escalations 3%
Free Rent Months 1.5 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Wealth Enhancement Group (Oakwood Capital Management)
Tenant Rep CBRE | Jeffrey Gerlach, Stanley Gerlach Jr, Brandon Megal, Emily Nicoll, Nick Pappas
Lessor Douglas Emmett (DE 12121 Wilshire, LP)
Lessor Rep Andrew Goodman Foundation Inc | -

Notes -

11611 San Vicente Blvd - Brentwood Gateway

11611 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 104,716 SF
Built | Reno 1977 | 2020
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

20



EXPANSION

Deal Size 7,851 SF
Sign Date 01/10/2022
Lease Term 65 Months
05/01/2023 - 09/30/2028

Base Rent $6.42 FSG / Mo
Effective Rent $5.41 FSG / Mo
Asking Rent -
Escalations 3.0%
Free Rent Months 6 mo
TIA $0.00

Space Usage General Office
Parking Ratio 2.71 / 1,000

Tenant Oaktree Capital Management LP
Tenant Rep CBRE | Richard Ratner, Blake Mirkin
Lessor SARAGOSSA LLC
Lessor Rep CBRE | Richard Ratner, Blake Mirkin

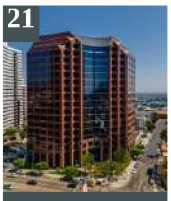
Notes -

Landmark II

11766 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 393,744 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

21



RENEWAL

Deal Size 2,024 SF
Sign Date 12/03/2021
Lease Term 63 Months
04/01/2022 - 06/30/2027

Base Rent $3.78 FSG / Mo
Effective Rent $3.89 FSG / Mo
Asking Rent -
Escalations 3.5
Free Rent Months 3 mo
TIA $15.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant ISRAEL MINISTRY OF TOURISM
Tenant Rep CBRE | Steven Barton, Mark Landver
Lessor DOUGLAS EMMETT 1995 LLC
Lessor Rep -

Notes -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

640 N Sepulveda Blvd

640 N Sepulveda Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 45,630 SF
Built | Reno 1987 | 1992
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy



NEW LEASE

Deal Size 5,000 SF
Sign Date 12/02/2021
Lease Term 40 Months
12/03/2021 - 04/02/2025

Base Rent $5.63 NNN / Mo
Effective Rent $5.41 NNN / Mo
Asking Rent -
Escalations 3%
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 4.49 / 1,000

Tenant Invisible Narratives
Tenant Rep -
Lessor 640 ASSOCIATES, LLC
Lessor Rep CBRE | Ryan Gurman, Neal Golub
1st Property Group | Ben Silver

Notes ($5.63 for 8 months) // ($5.8 for 12 months) // ($5.97 for 12 months) // ($6.15 for 4 months) // ($0 for 3 months)

Topa Plaza

11911 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 91,431 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy



NEW LEASE

Deal Size 1,201 SF
Sign Date 11/24/2021
Lease Term 59 Months
01/01/2023 - 12/31/2027

Base Rent $5.50 FSG / Mo
Effective Rent $5.90 FSG / Mo
Asking Rent -
Escalations 3.5
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3.5 / 1,000

Tenant South Street Capital Partners, LLC
Tenant Rep CBRE | Raquel Binswanger, David Freitag
Lessor 11911 San Vicente, LLC c/o Anderson Real Estate
Lessor Rep -

Notes -

640 N Sepulveda Blvd

640 N Sepulveda Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 45,630 SF
Built | Reno 1987 | 1992
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy



NEW LEASE

Deal Size 7,400 SF
Sign Date 11/22/2021
Lease Term 67 Months
02/01/2022 - 08/31/2027

Base Rent $3.00 NNN / Mo
Effective Rent $2.90 NNN / Mo
Asking Rent -
Escalations 3%
Free Rent Months 4 mo
TIA $0.00

Space Usage General Office
Parking Ratio 4.49 / 1,000

Tenant Signify Technology Group, Inc.
Tenant Rep -
Lessor 640 ASSOCIATES, LLC
Lessor Rep CBRE | Ryan Gurman, Neal Golub
1st Property Group | Ben Silver

Notes -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

12100 Wilshire Blvd

12100 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 365,325 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

25



NEW LEASE

Deal Size 6,334 SF
Sign Date 11/17/2021
Lease Term 39 Months
01/03/2022 - 04/02/2025

Notes -

Base Rent $3.61 FSG / Mo
Effective Rent $3.75 FSG / Mo
Asking Rent -
Escalations 3.0
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Gibbs, Giden, Locher, Turner, Senet & Wittbrodt LLP
Tenant Rep CBRE | Michelle Esquivel Hall, Jeffrey Pion
Lessor DE Pacific 12100, LLC
Lessor Rep Douglas Emmett, Inc. | Bob Zelkin

Saltair San Vicente

12011 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 55,730 SF
Built | Reno 1964 | -
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

26



RENEWAL

Deal Size 1,840 SF
Sign Date 11/01/2021
Lease Term 123 Months
11/01/2020 - 01/31/2031

Notes -

Base Rent $2.50 FSG / Mo
Effective Rent $2.87 FSG / Mo
Asking Rent -
Escalations 3%
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

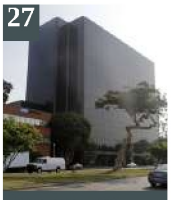
Tenant Function Physical Therapy Corporation
Tenant Rep CBRE | Michelle Esquivel Hall, Jeffrey Pion
Lessor Douglas Emmett
Lessor Rep -

11611 San Vicente Blvd - Brentwood Gateway

11611 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 104,716 SF
Built | Reno 1977 | 2020
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

27



NEW LEASE

Deal Size 11,211 SF
Sign Date 10/22/2021
Lease Term 132 Months
07/01/2022 - 06/30/2033

Notes -

Base Rent $3.75 NNN / Mo
Effective Rent $3.37 NNN / Mo
Asking Rent -
Escalations -
Free Rent Months 6 mo
TIA $80.00

Space Usage General Office
Parking Ratio 2.71 / 1,000

Tenant Monarch LLC
Tenant Rep Thirty Three Group | Rachel Rosenberg
Lessor SARAGOSSA LLC
Lessor Rep CBRE | Jacob Althaus

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

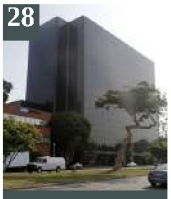
CBRE

11611 San Vicente Blvd - Brentwood Gateway

11611 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 104,716 SF
Built | Reno 1977 | 2020
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

28



NEW LEASE

Deal Size 1,945 SF
Sign Date 10/18/2021
Lease Term 60 Months
11/01/2021 - 10/31/2026

Base Rent $4.40 FSG / Mo
Effective Rent $4.37 FSG / Mo
Asking Rent -
Escalations 3.0
Free Rent Months 48 mo
TIA $0.00

Space Usage General Office
Parking Ratio 2.71 / 1,000

Tenant Related Fund Management, LLC
Tenant Rep -
Lessor Brentwood Square
Lessor Rep CBRE | Bryan Dunne

Notes -

Landmark II

11766 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 393,744 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

29



OPTION

Deal Size 4,000 SF
Sign Date 10/15/2021
Lease Term 9 Months
01/01/2022 - 09/30/2022

Base Rent $4.61 NNN / Mo
Effective Rent $4.65 NNN / Mo
Asking Rent -
Escalations $263.35
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Caltius Capital Management, LP
Tenant Rep CBRE | Nicholas Christensen
Lessor DOULGAS EMMETT 1995, LLC
Lessor Rep Douglas Emmett, Inc. | Bob Zelken

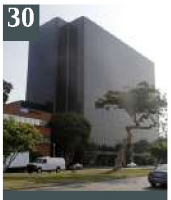
Notes Rent escalation: $263.35

11611 San Vicente Blvd - Brentwood Gateway

11611 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 104,716 SF
Built | Reno 1977 | 2020
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

30



NEW LEASE

Deal Size 2,874 SF
Sign Date 10/11/2021
Lease Term 120 Months
04/01/2022 - 04/01/2032

Base Rent $6.25 FSG / Mo
Effective Rent $6.66 FSG / Mo
Asking Rent -
Escalations 3%
Free Rent Months 6 mo
TIA $0.00

Space Usage General Office
Parking Ratio 2.71 / 1,000

Tenant Hanover R.S., LP
Tenant Rep -
Lessor SARAGOSSA LLC
Lessor Rep CBRE | Richard Ratner, Blake Mirkin

Notes -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

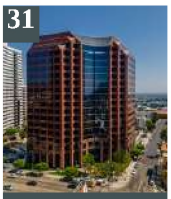
CBRE

Landmark II

11766 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 393,744 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

31



NEW LEASE

Deal Size 2,890 SF
Sign Date 10/07/2021
Lease Term 60 Months
02/01/2022 - 01/30/2027

Notes -

Base Rent $3.90 FSG / Mo
Effective Rent $4.18 FSG / Mo
Asking Rent -
Escalations $0.00
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant L&S Advisors, Inc
Tenant Rep CBRE | Martin Barkan
Lessor DOUGLAS EMMETT 1995 LLC
Lessor Rep -

520 S Sepulveda Blvd

520 S Sepulveda Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 21,628 SF
Built | Reno 1970 | -
Building Info Office | General Office | Class C
Tenancy Type Multi Occupancy

32



NEW LEASE

Deal Size 1,122 SF
Sign Date 09/01/2021
Lease Term 24 Months
-

Notes -

Base Rent $3.50 FSG / Mo
Effective Rent $3.21 FSG / Mo
Asking Rent -
Escalations 4%
Free Rent Months 2 mo
TIA $15.00

Space Usage General Office
Parking Ratio 2.96 / 1,000

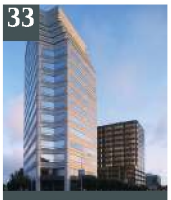
Tenant Research in Progress
Tenant Rep CBRE | Gerlach Klingensmith
Lessor Paris West Companies
Lessor Rep Paris West Companies | -

Wilshire Brentwood Plaza

12400 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 246,575 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

33



RENEWAL

Deal Size 7,228 SF
Sign Date 08/26/2021
Lease Term 36 Months
09/01/2021 - 08/31/2024

Notes Electric & Taxes - Not listed in lease Operating expenses - Section D7. Commencing on September, 2021 and throughout the Third Extended Term, the Base Year shall be calendar year 2021, provided that Tenant shall not be obligated to pay, not shall Tenant accrue charges for, Tenant's Share of Operating Expenses until the first calendar day of the thirteenth (13th) full calendar month of The Third Extended Term. Section D8. Commencing September 1, 2021 and throughout the Third Extended Term, Tenant's Share of Operating Expenses for the Premises, shall be 3.20%.

Base Rent $3.95 MG / Mo
Effective Rent $4.09 MG / Mo
Asking Rent -
Escalations 3.5%
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Endoscopy Center of Santa Monica, LLC c/o Cedars-Sinai Medical Center
Tenant Rep CBRE | Claire Doney, Spencer Thomas, Mark Sprague, Richard Doney
Lessor Douglass Emmett 2015, LLC, a Delaware limited liability company
Lessor Rep -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

Wilshire Centre

12300 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 46,579 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

34



RENEWAL

Deal Size 4,417 SF
Sign Date 08/02/2021
Lease Term 75 Months
09/01/2021 - 11/30/2027

Base Rent $3.50 FSG / Mo
Effective Rent $3.52 FSG / Mo
Asking Rent -
Escalations 3.0
Free Rent Months 3 mo
TIA $15.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Terry L. Jacoby Financial Management, Inc.
Tenant Rep CBRE | Michelle Esquivel Hall, Jeffrey Pion
Lessor Wilshire Tower
Lessor Rep -

Notes -

11600 WILSHIRE BOULEVARD

11600 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 59,459 SF
Built | Reno 1955 | 2000
Building Info Office | General Office | Class C
Tenancy Type Multi Occupancy

35



NEW LEASE

Deal Size 1,650 SF
Sign Date 06/28/2021
Lease Term 64 Months
08/01/2021 - 12/01/2026

Base Rent $4.25 FSG / Mo
Effective Rent $2.32 FSG / Mo
Asking Rent -
Escalations 3.25%
Free Rent Months 4 mo
TIA $30.00

Space Usage General Office
Parking Ratio 2.99 / 1,000

Tenant I-Sight Optometric Center, INC., a California Corporation
Tenant Rep CBRE | Alexander Solonin
Lessor CIM/ 11600 Wilshire (Los Angeles), L.P., a Deleware limited partnership
Lessor Rep -

Notes ($4.25 for 10 months) // ($0 for 24 months) // ($4.39 for 10 months) // ($0 for 24 months) // ($4.68 for 12 months) // ($4.83 for 12 months) // ($4.99 for 12 months) // ($5.02 for 4 months)

Wilshire Bundy Plaza

12121 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 313,749 SF
Built | Reno 1984 | 2007
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

36



EXPANSION

Deal Size 4,069 SF
Sign Date 06/22/2021
Lease Term 81 Months
07/01/2021 - 03/31/2028

Base Rent $3.00 FSG / Mo
Effective Rent $3.13 FSG / Mo
Asking Rent -
Escalations 3%
Free Rent Months 4 mo
TIA $15.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Elite OrthoSport Physical Therapy & Performance
Tenant Rep CBRE | Michelle Esquivel Hall, Jeffrey Pion
Lessor Douglas Emmett
Lessor Rep -

Notes -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

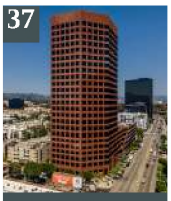
CBRE

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

37



RENEWAL

Deal Size 6,031 SF
Sign Date 06/04/2021
Lease Term 40 Months
11/01/2021 - 02/28/2025

Notes -

Base Rent $5.20 FSG / Mo
Effective Rent $5.04 FSG / Mo
Asking Rent -
Escalations 3.5%
Free Rent Months 3 mo
TIA $15.00

Space Usage General Office
Parking Ratio 3 / 1,000

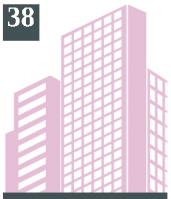
Tenant CITIZENS BANK NA
Tenant Rep Cushman & Wakefield | Locke Burnette
Lessor Cal STRS
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

11759 SAN VICENTE BLVD.

11759 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 8,260 SF
Built | Reno - | -
Building Info Office | General Office | -
Tenancy Type Multi Occupancy

38



NEW LEASE
SUBLEASE

Deal Size 1,291 SF
Sign Date 03/30/2021
Lease Term 7 Months
05/01/2021 - 11/30/2021

Notes -

Base Rent $4.35 FSG / Mo
Effective Rent $4.35 FSG / Mo
Asking Rent -
Escalations $0.00
Free Rent Months 1 mo
TIA $0.00

Space Usage General Office
Parking Ratio -

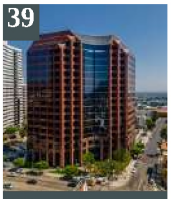
Tenant LEDO CAPITAL GROUP, LLC
Tenant Rep -
Lessor WEST COAST HOSIERY GROUP, LLC
Lessor Rep CBRE | Brandon Cohan, Evan Clark

Landmark II

11766 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 393,744 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

39



RENEWAL

Deal Size 5,267 SF
Sign Date 03/02/2021
Lease Term 9 Months
04/01/2021 - 12/31/2021

Notes Approximately 4,000 additional SF given rent-free for 9 months.

Base Rent $3.65 NNN / Mo
Effective Rent $3.50 NNN / Mo
Asking Rent -
Escalations $0.00
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Caltius Capital Management, LP
Tenant Rep CBRE | Nicholas Christensen
Lessor DOUGLAS EMMETT 1995 LLC
Lessor Rep -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

40



RENEWAL

Deal Size 4,575 SF
Sign Date 02/25/2021
Lease Term 27 Months
03/01/2021 - 06/15/2023

Notes -

Base Rent $4.50 NNN / Mo
Effective Rent $5.43 NNN / Mo
Asking Rent -
Escalations 3.0
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Philip Michels a professional law corp.
Tenant Rep Guardian Commercial Realty | -
Lessor CHSV Wilshire Landmark, LLC
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

West Wilshire Center

11620 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 186,963 SF
Built | Reno 1976 | 2002
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

41



RENEWAL

Deal Size 1,759 SF
Sign Date 02/01/2021
Lease Term 65 Months
02/01/2021 - 06/30/2026

Notes -

Base Rent $3.15 FSG / Mo
Effective Rent -
Asking Rent $3.85 FSG / Mo
Escalations -
Free Rent Months 5 mo
TIA $20.00

Space Usage General Office
Parking Ratio 3 / 1,000

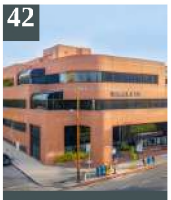
Tenant Mail2world, Inc.
Tenant Rep -
Lessor CIM Group, LP
Lessor Rep Madison Partners | -

Brentwood Saltair

11999 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 60,502 SF
Built | Reno 1986 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

42



MONTH TO MONTH

Deal Size 2,134 SF
Sign Date 01/27/2021
Lease Term 24 Months
03/01/2021 - 02/28/2023

Notes -

Base Rent $3.75 FSG / Mo
Effective Rent $3.82 FSG / Mo
Asking Rent -
Escalations 3
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant VENBROOK GROUP, LLC
Tenant Rep CBRE | Richard Ratner, Blake Mirkin
Lessor Douglas Emmett
Lessor Rep Douglas Emmett, Inc. | -

Rental Survey — Retail - Un-Anchored Retail Strip — No. 1

Property Name	Topa Town & Country Plaza
Address	11640 San Vicente Boulevard Brentwood, CA 90049
County	Los Angeles
Govt./Tax ID	4265-005-020
Gross Leasable Area (GLA)	34,278 sf
Condition	Average
Number of Buildings	2
Parking Type/Ratio	Surface/ 2.71:1,000 sf
Year Built/Renovated	1977/ N/A
Floor Count	2
Occupancy Type	Multi-tenant
Land Area Net	1.466 ac/ 63,867 sf
Shape	Rectangular
Zoning	N/A
Construction Class/ Type	D/ Average
Exterior Finish	Wood



Quoted Terms

Reimbursements	NNN	Rent Changes/Steps	Annual Fixed
Occupancy / In Line	97% / 97%	Free Rent	N/A
Tenant Size	800 sf	TI Allowance	N/A
Lease Term	60 Mo(s).	Reimbursement Amount	$0.80 per sf
Survey Date	09/2021	Total Oper. & Fixed Exp.	N/A
Verification	Darren Bell / 310-203-9199	Annual Base Rent	$54.00 - $78.00 per sf

Actual Leases

Tenant Name	Tenancy Use Type	Size (sf)	Term (Mo.)	Type of Lease	Start Date	Reimbs.	Rent Changes / Steps	Free Rent (Mo.)	TI Allowance per sf	Annual Base Rate per sf
Cafe Lux	Retail	1,443	60	New	Jan 2017	NNN	Annual 3.0%	0.00	$0.00	$78.00

Comments

This comparable is the Topa Town & Country Plaza, a two-story, multi-tenant retail/office building located on the south side of San Vicente Boulevard, east of Barrington Avenue in the affluent community of Brentwood in West Los Angeles. Built in 1977, the center has a net rentable area of 34,278 square feet situated on a 0.50-acre parcel. Onsite surface parking is provided at a ratio of 2.71-spaces per 1,000 SF of building area. As of the date of survey, the center was 91.8% leased (retail portion is 100% occupied). Major tenants include FrontRunners, Soul Cycle, Sugarfish, and more. The most recent retail lease achieved a starting rental rate of $6.50 PSF per month, triple net, for a 1,443 SF space. The space was leased to Café Lux for a five-year duration. The current asking rate for a 1,451 SF ground floor shop space is $12,000 per month or $99.24 PSF per year, gross (triple nets are included in monthly rental rate).

Rental Survey — Retail - Un-Anchored Retail Strip — No. 2

Property Name	11906-11928 San Vicente Boulevard
Address	11906-11928 San Vicente Boulevard Los Angeles, CA 90049
County	Los Angeles
Govt./Tax ID	4265-007-035, -036
Gross Leasable Area (GLA)	12,128 sf
Condition	Average
Number of Buildings	2
Parking Type/Ratio	N/A/ N/A
Year Built/Renovated	1927/ 2014
Floor Count	1
Occupancy Type	Multi-tenant
Land Area Net	0.460 ac/ 20,018 sf
Shape	Triangular
Zoning	C1.5 Limited Commercial Zone
Construction Class/ Type	C/ Average
Exterior Finish	Brick



Quoted Terms

Reimbursements	NNN	Rent Changes/Steps	Annual 3.0%
Occupancy / In Line	60% / 60%	Free Rent	N/A
Tenant Size	N/A	TI Allowance	N/A
Lease Term	N/A	Reimbursement Amount	N/A
Survey Date	09/2021	Total Oper. & Fixed Exp.	N/A
Verification	N/A	Annual Base Rent	per sf

Actual Leases

Tenant Name	Tenancy Use Type	Size (sf)	Term (Mo.)	Type of Lease	Start Date	Reimbs.	Rent Changes / Steps	Free Rent (Mo.)	TI Allowance per sf	Annual Base Rate per sf
Confidential Retail	Retail	1,885	60	New	Jan 2019	NNN	Annual 3.0%	0.00	$0.00	$133.32
Confidential Retail	Retail	1,946	120	New	Nov 2018	NNN	Annual 4.0%	0.00	$0.00	$141.48

Comments

This comparable is a smaller scale specialty shopping center catering to local residents. It is located at the southwest corner of San Vicente Boulevard and Montana Avenue, in the community of Brentwood (Los Angeles City limits). The improvements consist of two buildings totaling 16,098 square feet, and situated on a 0.47-acre site. There are 12 surface, onsite parking spaces; additional offsite parking is provided. Building One (11918 San Vicente Boulevard) consist of a one-story plus basement, multi-tenant retail building containing 10,966 square feet (8,390 square feet of net rentable ground floor retail space and 2,576 square feet of net rentable square feet of basement space) that was originally built in 1927 and extensively renovated in 2009. Building Two (11906 San Vicente Boulevard) was recently constructed in 2013. It consists of a one-story plus basement, retail pad building containing 5,132 square feet (3,444 square feet of net rentable ground floor retail space – including patio space- and 1,688 square feet of net rentable square feet of basement space). The most recent leases achieved starting rental rates ranging from $11.11 to $15.86 PSF per month, triple net. Leases exhibit annual escalations and most spaces were delivered in a "vanilla shell" state.

Rental Survey — Retail - High Street Shops — No. 4

Property Name	Multi-Tenant Storefront Retail
Address	11682-11698 San Vicente Boulevard & 900-908 S. Barrington Avenue Los Angeles, CA 90049
County	Los Angeles
Govt./Tax ID	Multiple
Gross Leasable Area (GLA)	14,789 sf
Condition	Average
Number of Buildings	2
Parking Type/Ratio	Surface/ 2.64:1,000 sf
Year Built/Renovated	1948/ N/A
Floor Count	1
Occupancy Type	Multi-tenant
Land Area Net	0.533 ac/ 23,234 sf
Shape	Irregular
Zoning	C1.5-1VL
Construction Class/ Type	C/ Average
Exterior Finish	Concrete

Quoted Terms

Reimbursements	NNN	Rent Changes/Steps	N/A
Occupancy / In Line	87% / N/A	Free Rent	N/A
Tenant Size	922 - 2,955 sf	TI Allowance	N/A
Lease Term	N/A	Reimbursement Amount	N/A
Survey Date	06/2022	Total Oper. & Fixed Exp.	N/A
Verification	N/A	Annual Base Rent	$96.29 - $122.00 per sf

Actual Leases

Tenant Name	Tenancy Use Type	Size (sf)	Term (Mo.)	Type of Lease	Start Date	Reimbs.	Rent Changes / Steps	Free Rent (Mo.)	TI Allowance per sf	Annual Base Rate per sf
Planet Beauty	Retail	1,594	N/A	New	Aug 2017	NNN	N/A	N/A	N/A	$81.03
Eye Ball Land Inc.	Retail	922	N/A	New	Jan 2017	NNN	N/A	N/A	N/A	$75.94
Juice Crafters	Retail	950	N/A	New	Feb 2012	NNN	N/A	N/A	N/A	$83.60
Chipotle	Retail	2,030	N/A	New	Mar 2011	NNN	N/A	N/A	N/A	$96.29
Coffee Bean & Tea Leaf	Retail	1,380	N/A	New	Feb 2010	NNN	N/A	N/A	N/A	$122.00
Contempo Floor Cover	Retail	2,955	N/A	New	Mar 2009	NNN	N/A	N/A	N/A	$52.00
Claudio's Coiffeure	Retail	930	N/A	New	Jan 2007	NNN	N/A	N/A	N/A	$67.20
Sortino Restaurant	Retail	2,168	N/A	New	Nov 2003	NNN	N/A	N/A	N/A	$87.21
VACANT	Retail	1,860	N/A	Available	N/A	NNN	N/A	N/A	N/A	$90.00

Comments



1415-1419 2nd St

Santa Monica, CA 90401

Los Angeles County

Building Type: Class C Office
Status: Built 1920, Renov 1994
Building Size: 13,500 SF
Typical Floor Size: 6,750 SF
Stories: 2
Expenses: 2021 Tax @ $2.70/sf
Parking: 10 Reserved Spaces @ $85.00/mo; Ratio of 0.74/1,000 SF

Space Avail: 3,053 SF
Max Contig: 1,749 SF
Smallest Space: 1,304 SF
Rent/SF/Mo: Withheld
% Leased: 77.4%



1422-1424 2nd St

Santa Monica, CA 90401

Los Angeles County

Building Type: Class B Office
Status: Built 1999
Building Size: 26,000 SF
Typical Floor Size: 9,150 SF
Stories: 3
Expenses: 2021 Tax @ $2.91/sf; 2012 Ops @ $0.60/sf
Parking: 4 Surface Spaces are available; Ratio of 0.15/1,000 SF

Space Avail: 1,708 SF
Max Contig: 1,708 SF
Smallest Space: 1,708 SF
Rent/SF/Mo: Withheld
% Leased: 100%



1217 3rd St

Restoration Hardware

Santa Monica, CA 90401

Los Angeles County

Building Type: Retail/Restaurant (Regional Mall)
Status: Built 1971
Building Size: 10,000 SF
Land Area: 14,810 SF
Stories: 1
Expenses: 2020 Tax @ $2.81/sf
Parking: 5 Surface Spaces are available; Ratio of 0.50/1,000 SF

Space Avail: 10,000 SF
Max Contig: 10,000 SF
Smallest Space: 3,000 SF
Rent/SF/YR: $8.00
% Leased: 100%



262-264 26th St

Santa Monica, CA 90402

Los Angeles County

Building Type: Retail/Storefront Retail/Office
Status: Built 1947
Building Size: 1,454 SF
Land Area: 4,996 SF
Stories: 2
Expenses: 2020 Tax @ $3.06/sf
Parking: 5 Surface Spaces are available; Ratio of 3.33/1,000 SF

Space Avail: 1,454 SF
Max Contig: 1,454 SF
Smallest Space: 1,454 SF
Rent/SF/YR: Withheld
% Leased: 100%

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201-213 Arizona Ave

Linda Vista Mall

Santa Monica, CA 90401

Los Angeles County

Building Type: Retail/Storefront (Regional Mall)
Status: Built 1977
Building Size: 10,860 SF
Land Area: 14,810 SF
Stories: 1
Expenses: 2021 Tax @ $9.60/sf
Parking: 81 Surface Spaces are available; Ratio of 5.00/1,000 SF

Space Avail: 3,000 SF
Max Contig: 1,000 SF
Smallest Space: 1,000 SF
Rent/SF/YR: $6.00
% Leased: 72.4%



120 Broadway

Palisades Promenade

Santa Monica, CA 90401

Los Angeles County

Building Type: Class A Office
Status: Built 1990
Building Size: 101,431 SF
Typical Floor Size: 19,721 SF
Stories: 5
Expenses: 2021 Tax @ $3.51/sf
Parking: Ratio of 3.00/1,000 SF

Space Avail: 42,766 SF
Max Contig: 27,022 SF
Smallest Space: 632 SF
Rent/SF/YR: Withheld
% Leased: 99.3%



721-729 Broadway

Lincoln Broadway Bldg

Santa Monica, CA 90401

Los Angeles County

Building Type: Retail/Storefront Retail/Residential (Strip Ctr)
Status: Built 1923, Renov 1992
Building Size: 10,000 SF
Land Area: 5,001 SF
Stories: 2
Expenses: 2021 Tax @ $2.66/sf; 2007 Ops @ $5.77/sf, 2011 Est Ops @ $2.57/sf

Space Avail: 800 SF
Max Contig: 800 SF
Smallest Space: 800 SF
Rent/SF/YR: $6.88
% Leased: 92.0%



1502 Broadway St

Bixby Apartments

Santa Monica, CA 90404

Los Angeles County

Building Type: Class B Multi-Family/Apartments
Status: Built Jan 2012
Building Size: 29,064 SF
Land Area: 14,810 SF
Stories: 3
Expenses: 2020 Tax @ $4163.36/Unit; 2011 Ops @ $2422.37/Unit
Parking: 32 Covered Spaces are available; Ratio of 2.00/1,000 SF

Space Avail: 553 SF
Max Contig: 553 SF
Smallest Space: 553 SF
Rent/SF/YR: $6.00
% Leased: 0%

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1601-1641 Lincoln

Catherine I, II, & Junction

Santa Monica, CA 90404

Los Angeles County

Building Type:	Retail/(Strip Ctr)	Space Avail:	26,922 SF
Status:	Built 2022	Max Contig:	26,922 SF
Building Size:	27,527 SF	Smallest Space:	1,009 SF
Land Area:	-	Rent/SF/YR:	$6.00
Stories:	4	% Leased:	2.2%



1550 Lincoln Blvd

NMS Lincoln

Santa Monica, CA 90401

Los Angeles County

Building Type:	Class A Multi-Family/Apartments	Space Avail:	11,520 SF
Status:	Under Construction, delivers Dec 2022	Max Contig:	6,617 SF
Building Size:	102,500 SF	Smallest Space:	1,308 SF
Land Area:	-	Rent/SF/YR:	$5.50-$6.75
Stories:	5	% Leased:	0%
Expenses:	2020 Tax @ $3103.31/Unit		
Parking:	232 Covered Spaces are available; Ratio of 2.26/1,000 SF		



1600 Lincoln Blvd

Santa Monica, CA 90404

Los Angeles County

Building Type:	Retail	Space Avail:	10,606 SF
Status:	Built 1938, Renov Aug 2022	Max Contig:	5,605 SF
Building Size:	10,606 SF	Smallest Space:	5,001 SF
Land Area:	33,106 SF	Rent/SF/YR:	Withheld
Stories:	1	% Leased:	0%
Expenses:	2020 Tax @ $2.51/sf		
Parking:	10 Surface Spaces are available; Ratio of 0.94/1,000 SF		



2700 Lincoln Blvd

Santa Monica, CA 90405

Los Angeles County

Building Type:	Retail/Auto Repair	Space Avail:	9,828 SF
Status:	Built 1969	Max Contig:	9,828 SF
Building Size:	9,828 SF	Smallest Space:	9,828 SF
Land Area:	26,998 SF	Rent/SF/YR:	$7.65
Stories:	1	% Leased:	100%
Expenses:	2021 Tax @ $3.60/sf		

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2817-2827 Main St

Santa Monica, CA 90405

Los Angeles County

Building Type:	Class C Office	Space Avail:	3,500 SF
Status:	Built 1923	Max Contig:	2,500 SF
Building Size:	13,500 SF	Smallest Space:	1,000 SF
Typical Floor Size:	3,000 SF	Rent/SF/YR:	Withheld
Stories:	2	% Leased:	81.5%
Expenses:	2021 Tax @ $3.44/sf		
Parking:	20 Surface Spaces are available; 12 Reserved Spaces @ $65.00/mo; Ratio of 10.67/1,000 SF		



2907-2915 Main St

Santa Monica, CA 90405

Los Angeles County

Building Type:	Retail/Storefront	Space Avail:	1,200 SF
Status:	Built 1923, Renov 1989	Max Contig:	1,200 SF
Building Size:	10,000 SF	Smallest Space:	1,200 SF
Land Area:	10,019 SF	Rent/SF/YR:	$7.00
Stories:	1	% Leased:	100%
Expenses:	2020 Tax @ $3.44/sf; 2007 Combined Est Tax/Ops @ $15.92/sf		
Parking:	Ratio of 0.00/1,000 SF		



2910 1/2 Main St

Santa Monica, CA 90405

Los Angeles County

Building Type:	Retail/Storefront	Space Avail:	950 SF
Status:	Built 1913	Max Contig:	950 SF
Building Size:	1,916 SF	Smallest Space:	950 SF
Land Area:	958 SF	Rent/SF/YR:	$6.84
Stories:	2	% Leased:	100%
Expenses:	2020 Tax @ $2.33/sf		
Parking:	3 Surface Spaces are available; Ratio of 1.56/1,000 SF		



3002 Main St

Santa Monica, CA 90405

Los Angeles County

SWC Main St. & Pier Ave.

Building Type:	Class B Office/Loft/Creative Space	Space Avail:	5,018 SF
Status:	Built 2001	Max Contig:	5,018 SF
Building Size:	5,018 SF	Smallest Space:	5,018 SF
Typical Floor Size:	5,018 SF	Rent/SF/YR:	$6.25
Stories:	1	% Leased:	0%
Expenses:	2021 Tax @ $16.11/sf		
Parking:	10 Surface Spaces are available; Ratio of 1.99/1,000 SF		

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1007-1015 Montana Ave

Santa Monica, CA 90403

Los Angeles County

Building Type: Retail/Storefront
Status: Built 1928
Building Size: 5,400 SF
Land Area: 9,583 SF
Stories: 1
Expenses: 2021 Tax @ $10.66/sf
Parking: 2 Surface Spaces are available; Ratio of 1.27/1,000 SF

Space Avail: 1,570 SF
Max Contig: 1,570 SF
Smallest Space: 1,570 SF
Rent/SF/YR: $7.95
% Leased: 100%



1028-1034 Montana Ave

Santa Monica, CA 90403

Los Angeles County

Building Type: Retail/Storefront
Status: Built 1954
Building Size: 4,118 SF
Land Area: 7,405 SF
Stories: 1
Expenses: 2020 Tax @ $20.24/sf
Parking: Ratio of 0.00/1,000 SF

Space Avail: 3,000 SF
Max Contig: 2,300 SF
Smallest Space: 700 SF
Rent/SF/YR: $6.42
% Leased: 83.0%



1102-1110 Montana Ave

Santa Monica, CA 90403

Los Angeles County

Building Type: Retail/Storefront
Status: Built 1964
Building Size: 7,784 SF
Land Area: 7,802 SF
Stories: 1
Expenses: 2020 Tax @ $1.96/sf
Parking: Ratio of 3.01/1,000 SF

Space Avail: 1,200 SF
Max Contig: 1,200 SF
Smallest Space: 1,200 SF
Rent/SF/YR: Withheld
% Leased: 100%



1229-1235 Montana Ave

Santa Monica, CA 90403

Los Angeles County

Building Type: Retail/Storefront
Status: Built 1986
Building Size: 3,940 SF
Land Area: 5,227 SF
Stories: 2
Expenses: 2020 Tax @ $3.39/sf
Parking: 5 free Surface Spaces are available; Ratio of 1.27/1,000 SF

Space Avail: 800 SF
Max Contig: 800 SF
Smallest Space: 800 SF
Rent/SF/YR: $8.00
% Leased: 79.7%

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1511 Montana Ave

Santa Monica, CA 90403

Los Angeles County

Building Type: Retail/Storefront
Status: Built 1956
Building Size: 3,337 SF
Land Area: 4,792 SF
Stories: 1
Expenses: 2020 Tax @ $7.48/sf; 2010 Ops @ $2.88/sf
Parking: 4 Surface Spaces are available; Ratio of 1.20/1,000 SF

Space Avail: 2,355 SF
Max Contig: 1,215 SF
Smallest Space: 1,140 SF
Rent/SF/YR: $7.95
% Leased: 100%



1447 Ocean Ave

Ocean View Hotel

SANTA MONICA, CA 90401

Los Angeles County

Building Type: Hospitality/Hotel
Status: Built 1963
Building Size: 30,745 SF
Land Area: 14,810 SF
Stories: 4
Expenses: 2020 Tax @ $3.37/sf

Space Avail: 740 SF
Max Contig: 740 SF
Smallest Space: 740 SF
Rent/SF/YR: $10.00
% Leased: 0%



11640-11648 San Vicente Blvd

Topa Town & Country

Los Angeles, CA 90049

Los Angeles County

Building Type: Retail/Storefront (Neighborhood Ctr)
Status: Built 1977
Building Size: 60,204 SF
Land Area: 86,249 SF
Stories: 2
Expenses: 2021 Tax @ $2.03/sf; 2010 Ops @ $3.28/sf
Parking: 93 Surface Spaces @ $135.00/mo; Ratio of 2.71/1,000 SF

Space Avail: 4,549 SF
Max Contig: 3,098 SF
Smallest Space: 1,451 SF
Rent/SF/YR: $7.00
% Leased: 100%



11706-11712 San Vicente Blvd

Los Angeles, CA 90049

Los Angeles County

Building Type: Retail/Storefront
Status: Built 1964
Building Size: 7,027 SF
Land Area: 12,197 SF
Stories: 1
Expenses: 2021 Tax @ $6.50/sf; 2007 Ops @ $10.58/sf
Parking: 4 Surface Spaces are available; Ratio of 0.51/1,000 SF

Space Avail: 1,850 SF
Max Contig: 1,850 SF
Smallest Space: 1,850 SF
Rent/SF/YR: $6.00
% Leased: 100%

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11757-11759 San Vicente Blvd

Los Angeles, CA 90049

Los Angeles County

Building Type:	Retail/Storefront Retail/Office	Space Avail:	3,349 SF
Status:	Built 1950, Renov Mar 2019	Max Contig:	2,250 SF
Building Size:	8,260 SF	Smallest Space:	1,099 SF
Land Area:	13,068 SF	Rent/SF/YR:	$6.25-$6.50
Stories:	2	% Leased:	59.5%
Expenses:	2020 Tax @ $16.50/sf; 2020 Ops @ $4.56/sf		
Parking:	16 Surface Spaces @ $250.00/mo; Ratio of 2.00/1,000 SF		



310-312 Wilshire Blvd

Santa Monica, CA 90401

Los Angeles County

Building Type:	Class C Office/Loft/Creative Space	Space Avail:	9,177 SF
Status:	Built 1928	Max Contig:	4,723 SF
Building Size:	9,177 SF	Smallest Space:	4,454 SF
Typical Floor Size:	4,454 SF	Rent/SF/YR:	$4.50
Stories:	2	% Leased:	0%
Expenses:	2021 Tax @ $8.71/sf, 2013 Est Tax @ $11.70/sf; 2013 Est Ops @ $0.24/sf		



319-335 Wilshire Blvd

Santa Monica, CA 90401

Los Angeles County

N/W/C

Building Type:	Retail	Space Avail:	2,526 SF
Status:	Built 1970, Renov Dec 1998	Max Contig:	2,526 SF
Building Size:	23,006 SF	Smallest Space:	2,526 SF
Land Area:	14,810 SF	Rent/SF/YR:	$6.00
Stories:	2	% Leased:	89.0%
Expenses:	2021 Tax @ $5.34/sf		
Parking:	4 Surface Spaces are available; Ratio of 0.17/1,000 SF		



631 Wilshire Blvd

Santa Monica, CA 90401

Los Angeles County

N/W/C of 7th & Wilshire

Building Type:	Class B Office/Office Live/Work Unit	Space Avail:	15,473 SF
Status:	Built 1958, Renov Nov 1997	Max Contig:	5,283 SF
Building Size:	28,667 SF	Smallest Space:	2,414 SF
Typical Floor Size:	7,166 SF	Rent/SF/YR:	$7.50
Stories:	4	% Leased:	63.8%
Expenses:	2021 Tax @ $14.85/sf		
Parking:	73 Surface Spaces @ $250.00/mo; Ratio of 2.50/1,000 SF		

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720 Wilshire Blvd

Santa Monica, CA 90401

Los Angeles County

Corner of Lincoln and Wilshire

Building Type:	Class B Office	Space Avail:	9,873 SF
Status:	Built 1986, Renov 2008	Max Contig:	5,707 SF
Building Size:	26,260 SF	Smallest Space:	1,116 SF
Typical Floor Size:	8,596 SF	Rent/SF/YR:	$4.50-$5.75
Stories:	3	% Leased:	62.4%
Expenses:	2021 Tax @ $4.85/sf; 2000 Est Ops @ $6.72/sf		
Parking:	Reserved Spaces @ $155.00/mo; Covered Spaces @ $135.00/mo; 20 Surface Spaces are available; Ratio of 4.00/1,000 SF		



1018 Wilshire Blvd

Santa Monica, CA 90401

Los Angeles County

Building Type:	Retail/Restaurant	Space Avail:	2,192 SF
Status:	Built 2006	Max Contig:	2,192 SF
Building Size:	2,192 SF	Smallest Space:	2,192 SF
Land Area:	-	Rent/SF/YR:	$7.00
Stories:	1	% Leased:	0%
Expenses:	2020 Tax @ $10.96/sf		



2300 Wilshire Blvd

2300 Wilshire

Santa Monica, CA 90403

Los Angeles County

Building Type:	Class A Multi-Family/Apartments	Space Avail:	2,200 SF
Status:	Built 2019	Max Contig:	2,200 SF
Building Size:	60,184 SF	Smallest Space:	2,200 SF
Land Area:	-	Rent/SF/YR:	$6.50
Stories:	3	% Leased:	0%
Expenses:	2015 Tax @ $595.10/Unit		
Parking:	117 Covered Spaces are available; Ratio of 1.94/1,000 SF		



3001 Wilshire Blvd

Stanford Court

Santa Monica, CA 90403

Los Angeles County

Building Type:	Retail/Freestanding (Strip Ctr)	Space Avail:	5,408 SF
Status:	Built 1978	Max Contig:	3,446 SF
Building Size:	13,000 SF	Smallest Space:	1,962 SF
Land Area:	25,526 SF	Rent/SF/YR:	$5.00-$7.00
Stories:	2	% Leased:	58.4%
Expenses:	2020 Tax @ $2.62/sf		

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3032 Wilshire Blvd

Santa Monica, CA 90403

Los Angeles County

Building Type: Retail/Storefront
Status: Built 2020
Building Size: 12,083 SF
Land Area: 29,621 SF
Stories: 2
Expenses: 2017 Tax @ $6.92/sf
Parking: 59 Surface Spaces are available; Ratio of 4.88/1,000 SF

Space Avail: 6,470 SF
Max Contig: 5,430 SF
Smallest Space: 465 SF
Rent/SF/YR: $12.13-$12.90
% Leased: 46.5%



11755 Wilshire Blvd

Wilshire Landmark I

Los Angeles, CA 90025

Los Angeles County

NEC of Wilshire Blvd & Granville Av

Building Type: Class A Office
Status: Built 1986
Building Size: 358,478 SF
Typical Floor Size: 17,500 SF
Stories: 24
Expenses: 2021 Tax @ $3.47/sf
Parking: Covered Spaces @ $230.00/mo; Reserved Spaces @ $360.00/mo; Covered Tandem Spaces @ $280.00/mo; Ratio of 0.00/1,000 SF

Space Avail: 119,587 SF
Max Contig: 37,445 SF
Smallest Space: 100 SF
Rent/SF/YR: $5.10-$5.70
% Leased: 72.1%

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1 218 Hill St — SOLD

Santa Monica, CA 90405

Recorded Buyer **218 Hill Street LLC**
218 Hill St
Santa Monica, CA 90405

True Buyer **Daniel Galdjie**
12400 Wilshire Blvd
Los Angeles, CA 90025
(310) 266-2874 (p)

Los Angeles

Recorded Seller **Big N Properties LLC**
111 Broadway
Oakland, CA 94607

True Seller **Sullivan Management**
111 Broadway
Oakland, CA 94607
(510) 225-9161 (p)



Sale Date **Jul 13, 2021**
Sale Price **$1,625,000**
Price/SF Land **$326**

Parcels **4288-003-047**
Comp ID **5581692**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.11 AC**
Land SF **4,989 SF**
Zoning **SMOP2***

2 218 Hill St — SOLD

Santa Monica, CA 90405

Recorded Buyer **Big N Properties LLC**
111 Broadway
Oakland, CA 94607

True Buyer **Sullivan Management**
111 Broadway
Oakland, CA 94607
(510) 225-9161 (p)

Los Angeles

Recorded Seller **Wilbur Trust**
218 Hill St
Santa Monica, CA 90405
(210) 994-5479 (p)

True Seller **Wilbur Trust**
218 Hill St
Santa Monica, CA 90405
(210) 994-5479 (p)



Sale Date **Oct 15, 2020**
Sale Price **$1,698,564**
Price/SF Land **$338**

Parcels **4288-003-047**
Comp ID **5264952**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.11 AC**
Land SF **4,989 SF**
Zoning **SMOP2***
Sale Condition **Redevelopment Project**

3 2133 Pontius Ave — SOLD

Los Angeles, CA 90025

Recorded Buyer **2133 & 2143 Pontius LLC**
1800 Century Park E
Los Angeles, CA 90067

True Buyer **Dean Factor**
532 Spoleto Dr
Pacific Palisades, CA 90272
(310) 613-1866 (p)

Los Angeles

Recorded Seller **Bruno & Ursula Heidenwag Family Trus...**
27363 Eastvale Rd
Palos Verdes Peninsula, CA 90274
(310) 544-0784 (p)

True Seller **Bruno & Ursula Heidenwag Family Trus...**
27363 Eastvale Rd
Palos Verdes Peninsula, CA 90274
(310) 544-0784 (p)



Thomas Bros. Guide 635-b6

Sale Date **May 5, 2020**
Sale Price **$1,855,765**
Price/SF Land **$281**

Parcels **4322-025-019**
Comp ID **5122658**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.15 AC**
Land SF **6,599 SF**
Zoning **LAM2**

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4 2247 Barry Ave — SOLD

Los Angeles, CA 90064

Recorded Buyer **2236 Barrington SPDC No 1 LLC**
30 S Lake Ave
Pasadena, CA 91101

Recorded Buyer **2236 Barrington SPDC No. 2 LLC**
30 S Lake Ave
Pasadena, CA 91101

True Buyer **System Property Development Company**
14724 Ventura Blvd
Sherman Oaks, CA 91403
(213) 687-7275 (p)

Los Angeles

Recorded Seller **2236 Barrington LLC**
1801 Century Park E
Los Angeles, CA 90067

Recorded Seller **2240 Barry LLC**
1801 Century Park East Blvd
Los Angeles, CA 90067

True Seller **HQ Entertainment Services, Inc.**
1801 Avenue of the Stars
Los Angeles, CA 90067
(310) 280-2830 (p)



Sale Date	**Jan 16, 2019**
Sale Price	**$1,572,574**
Price/SF Land	**$262**
Actual Cap Rate	**5.00%**
Parcels	**4260-013-011**
Comp ID	**4655179**
Comp Status	**Research Complete**

Type	**3 Star Land**
Land Acres	**0.14 AC**
Land SF	**6,004 SF**
Zoning	**LAM2**
Sale Condition	**1031 Exchange**

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1 825 Hampton Dr — SOLD

Venice, CA 90291

Recorded Buyer **SJF Venice LLC**
11440 San Vicente Blvd
Los Angeles, CA 90049

True Buyer **Westwood Financial**
11440 San Vicente Blvd
Los Angeles, CA 90049
(310) 820-5443 (p)

Los Angeles

Recorded Seller **825 Hampton LLC**
825 Hampton Dr
Venice, CA 90291

True Seller **Lori Michelle Chevalier**
3125 Ocean Blvd
Long Beach, CA 90803
(562) 439-0107 (p)



Sale Date **Jul 5, 2022**
Sale Price **$15,000,000**
Price/SF **$1,764.71**

Parcels **4286-012-039**
Comp ID **6081806**
Comp Status **Research Complete**

Type **2 Star Office**
Year Built **1927**
RBA **8,500 SF**
Land Acres **0.42 AC**
Land SF **18,295 SF**
Zoning **LAC2**
Sale Condition **Redevelopment Project**

2 6409 W Sunset Blvd - Jack-in-the-Box — SOLD

Los Angeles, CA 90028

Recorded Buyer **KBS Holdco LLC**
8820 W Sunset Blvd
West Hollywood, CA 90069

True Buyer **Regency Outdoor Advertising Inc**
8820 Sunset Blvd
West Hollywood, CA 90069
(310) 657-8883 (p)

Los Angeles

Recorded Seller **6409 Sunset LLC**

True Seller **R.D. Olson Construction**
400 Spectrum Center Dr
Irvine, CA 92618
(949) 474-2001 (p)



Sale Date **Apr 12, 2022**
Sale Price **$23,000,000**
Price/SF **$5,924.78**

Parcels **5546-012-011**
Comp ID **5961584**
Comp Status **Research Complete**

Type **3 Star Retail Fast Food**
Year Built **1987**
GLA **3,882 SF**
Land Acres **0.54 AC**
Land SF **23,605 SF**
Zoning **LAC4**
Sale Condition **Redevelopment Project**

3 400-430 S San Vicente Blvd - Beverly Plaza — SOLD

Los Angeles, CA 90048

Recorded Buyer **400 S San Vicente LLC**
501 NW Grand Blvd
Oklahoma City, OK 73118

True Buyer **The Abraham Companies**
900 Cercis Pl
Newport Beach, CA 92660
(949) 500-6772 (p)

True Buyer **Oklahoma Rock Holdings**

Los Angeles

Recorded Seller **YVF Investment Corp.**
10851 Wilkins Ave
Los Angeles, CA 90024

True Seller **Farshad Samadi**
215 N Bowling Green Way
Los Angeles, CA 90049
(310) 470-4015 (p)



Thomas Bros. Guide

Sale Date **Mar 22, 2022**
Sale Price **$26,000,000**
Price/SF **$1,509.17**

Parcels **5511-044-038**
Comp ID **5939247**
Comp Status **Research Complete**

Type **3 Star Retail Storefront (Strip Center)**
Year Built **1986**
GLA **17,228 SF**
Land Acres **0.65 AC**
Land SF **28,497 SF**
Zoning **LAC2**
Sale Condition **Redevelopment Project**

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4 9021 W Sunset Blvd — SOLD

West Hollywood, CA 90069

Recorded Buyer **KBS Holdco LLC**
8820 W Sunset Blvd
West Hollywood, CA 90069

True Buyer **Regency Outdoor Advertising Inc**
8820 Sunset Blvd
West Hollywood, CA 90069
(310) 657-8883 (p)

Los Angeles

Recorded Seller **Bank Of America NA**
101 N Tryon St
Charlotte, NC 28202

True Seller **Bank of America Corporation**
100 N Tryon St
Charlotte, NC 28202
(980) 335-3561 (p)



Thomas Bros. Guide 592-H6

Sale Date **Mar 11, 2022**
Sale Price **$24,000,000**
Price/SF **$2,557.27**

Parcels **5560-029-023, 5560-029-024**
Comp ID **5923954**
Comp Status **Research Complete**

Type **2 Star Retail Bank**
Year Built **1955**
GLA **9,385 SF**
Land Acres **0.35 AC**
Land SF **15,237 SF**
Zoning **SSP**
Sale Condition **Redevelopment Project**

5 1430 Lincoln Blvd — SOLD

Santa Monica, CA 90401

Recorded Buyer **501 Broadway Owner LLC**
2120 Colorado Blvd
Santa Monica, CA 90404

Recorded Buyer **1325 6th Street Owner LLC**
2120 Colorado Ave
Santa Monica, CA 90404

Recorded Buyer **1318 Lincoln Blvd Owner LLC**
2120 Colorado Blvd
Santa Monica, CA 90404

Recorded Buyer **1650 Lincoln Blvd Owner LLC**
2120 Colorado Blvd
Santa Monica, CA 90404

Recorded Buyer **1338 5th Street Owner LLC**
2120 Colorado Blvd
Santa Monica, CA 90404

True Buyer **Tishman Speyer**
2120 Colorado Ave
Santa Monica, CA 90404
(213) 443-5030 (p)

Los Angeles

Recorded Seller **WSC 501 Broadway LLC**
501 Broadway
Santa Monica, CA 90401

Recorded Seller **1313 6th Street LLC**
10960 Wilshire Blvd
Los Angeles, CA 90024

Recorded Seller **WSC 1318 Lincoln Blvd LLC**
1430 5th St
Santa Monica, CA 90401

Recorded Seller **1650 Lincoln NMS LLC**
10960 Wilshire Blvd
Los Angeles, CA 90024

Recorded Seller **1338 5th Street LLC**
10960 Wilshire Blvd
Los Angeles, CA 90024

True Seller **WSC Communities**
1430 5th St
Santa Monica, CA 90401
(424) 286-9977 (p)



Sale Date **Jan 4, 2022**
Sale Price **$33,699,000**
Price/SF Land **$1,121**

Parcels **4291-021-006, 4291-021-007, 4291-021-008**
Comp ID **5826984**
Comp Status **Research Complete**

Type **Land**
Land Acres **0.69 AC**
Land SF **30,056 SF**
Zoning **SMC4***
Sale Condition **Bulk/Portfolio Sale**

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6 8501 Beverly Blvd - (Leased Fee) SOLD

Los Angeles, CA 90048

True Buyer **Abady Holdings Corporation**
335-345 N Maple Dr
Beverly Hills, CA 90210
(310) 601-2648 (p)

Los Angeles

Recorded Seller **Marica Schwartz Family Trust 9/15/04**
150 S Doheny Dr
Beverly Hills, CA 90211

Recorded Seller **JMM LLC**
150 S Doheny Dr
Beverly Hills, CA 90211

True Seller **Budget Rent-A-Car of Southern Califo...**
150 Doheny Dr
Beverly Hills, CA 90211
(310) 278-1021 (p)


Thomas Bros. Guide 632-J1

Sale Date **Oct 14, 2021**
Sale Price **$55,500,000**
Price/SF Land **$891**

Parcels **4337-012-064, 4337-012-065**
Comp ID **5722167**
Comp Status **Research Complete**

Type **Land**
Land Acres **1.43 AC**
Land SF **62,291 SF**
Zoning **C2**
Sale Condition **Ground Lease (Leased Fee)**

7 1000 N Highland Ave SOLD

Los Angeles, CA 90038

Recorded Buyer **1000 Highland Owner LLC**
2341 Michigan Ave
Santa Monica, CA 90404

True Buyer **Redcar Properties LTD**
2341 Michigan Ave
Santa Monica, CA 90404
(310) 880-3363 (p)

Los Angeles

Recorded Seller **Joel J Chen & Margaret Y Chen Lifeti...**
941 N Highland Ave
Los Angeles, CA 90038
(323) 466-9700 (p)

True Seller **Joel J Chen & Margaret Y Chen Lifeti...**
941 N Highland Ave
Los Angeles, CA 90038
(323) 466-9700 (p)


Thomas Bros. Guide 593-E6

Sale Date **Sep 24, 2021**
Sale Price **$31,500,000**
Price/SF **$1,079.14**

Parcels **5532-027-004, 5532-027-014**
Comp ID **5700784**
Comp Status **Research Complete**

Type **2 Star Office**
Year Built **1962**
RBA **29,190 SF**
Land Acres **0.83 AC**
Land SF **36,273 SF**
Zoning **M2-2**
Sale Condition **Redevelopment Project**

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8 | 1630-1634 Euclid St — SOLD

Santa Monica, CA 90404

Recorded Buyer **1650 Euclid Owner LLC**
2341 Michigan Ave
Santa Monica, CA 90404

True Buyer **Redcar Properties LTD**
2341 Michigan Ave
Santa Monica, CA 90404
(310) 880-3363 (p)

Los Angeles

Recorded Seller **1630 Euclid Street LLC**
1508 17th St
Santa Monica, CA 90404

Recorded Seller **Chrispect Estates LLC**
1630 Euclid St
Santa Monica, CA 90404

Recorded Seller **1620 Euclid LLC**
1508 17th St
Santa Monica, CA 90404

True Seller **David Wilson**
919 20th St
Santa Monica, CA 90403
(310) 451-7123 (p)

True Seller **Jean Christophe Beck**
11100 Santa Monica Blvd
Los Angeles, CA 90025
(818) 380-1918 (p)



Thomas Bros. Guide 671-F2

Sale Date	**Jul 19, 2021**
Sale Price	**$15,000,000**
Price/SF	**$1,730.10**
Pro Forma Cap	**5.00%**
Parcels	**4283-007-009, 4283-007-010**
Comp ID	**5625362**
Comp Status	**Research Complete**

Type	**2 Star Industrial Service**
Year Built	**1956**
RBA	**7,250 SF**
Land Acres	**0.34 AC**
Land SF	**15,024 SF**
Zoning	**M2, Santa Monica**
Sale Condition	**Redevelopment Project**

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9 415 N Crescent Dr — SOLD

Beverly Hills, CA 90210

Recorded Buyer **415 N Crescent Llc**
15840 Ventura
Encino, CA 91436

True Buyer **KHP Enterprises**
15840 Ventura Blvd
Encino, CA 91436
(818) 906-7800 (p)

Los Angeles

Recorded Seller **505 Investment Company LLC**
9300 Wilshire Blvd
Beverly Hills, CA 90212

Recorded Seller **ED Flores LLC**

Recorded Seller **9300 Wilshire LLC**

True Seller **Dromy International Investment Corpo...**
9744 Wilshire Blvd
Beverly Hills, CA 90212
(310) 208-4100 (p)

True Seller **SLH Investments**
13700 Marina Pointe Dr
Marina Del Rey, CA 90292
(818) 425-9776 (p)



Sale Date **Jun 18, 2021**
Sale Price **$18,750,000**
Price/SF Land **$1,228**

Parcels **4343-008-014**
Comp ID **5565777**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.35 AC**
Land SF **15,263 SF**
Zoning **BHC3BY**

10 8829 National Blvd — SOLD

Culver City, CA 90232

Recorded Buyer **Culver Crossings Properties LP**

True Buyer **Apple Inc.**
1 Apple Park Way
Cupertino, CA 95014
(408) 996-1010 (p)

Los Angeles

Recorded Seller **Venice Pacific Investments LP**
8771 Washington Blvd
Culver City, CA 90232

True Seller **William D. Feldman Associates**
12540 Beatrice St
Los Angeles, CA 90066
(310) 339-4986 (p)



Sale Date **Nov 13, 2020**
Sale Price **$42,006,113**
Price/SF **$1,220.01**

Parcels **4312-015-005**
Comp ID **5297150**
Comp Status **Research Complete**

Type **3 Star Self-Storage**
Year Built **1952**
GBA **34,495 SF**
Land Acres **0.85 AC**
Land SF **36,917 SF**
Zoning **LACM**
Sale Condition **Bulk/Portfolio Sale, Redevelopment Project, Recapitalization**

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11 8833 National Blvd — SOLD

Culver City, CA 90232

Recorded Buyer **Culver Crossings Properties LP**

True Buyer **Apple Inc.**
1 Apple Park Way
Cupertino, CA 95014
(408) 996-1010 (p)

Los Angeles

Recorded Seller **Venice Pacific Investments LP**
8771 Washington Blvd
Culver City, CA 90232

True Seller **William D. Feldman Associates**
12540 Beatrice St
Los Angeles, CA 90066
(310) 339-4986 (p)



Sale Date	**Nov 13, 2020**
Sale Price	**$59,039,692**
Price/SF	**$1,220.01**
Parcels	**4312-015-005**
Comp ID	**5297150**
Comp Status	**Research Complete**
Type	**2 Star Industrial Warehouse**
Year Built	**1952**
RBA	**43,647 SF**
Land Acres	**1.07 AC**
Land SF	**46,714 SF**
Zoning	**LACM**
Sale Condition	**Bulk/Portfolio Sale, Redevelopment Project, Recapitalization**

12 8876-8888 Venice Blvd — SOLD

Culver City, CA 90232

Recorded Buyer **Culver Crossings Properties LP**

True Buyer **Apple Inc.**
1 Apple Park Way
Cupertino, CA 95014
(408) 996-1010 (p)

Los Angeles

Recorded Seller **Venice Pacific Investments LP**
8771 Washington Blvd
Culver City, CA 90232

True Seller **William D. Feldman Associates**
12540 Beatrice St
Los Angeles, CA 90066
(310) 339-4986 (p)



Sale Date	**Nov 13, 2020**
Sale Price	**$39,206,850**
Price/SF	**$1,220.01**
Parcels	**4312-015-005**
Comp ID	**5297150**
Comp Status	**Research Complete**
Type	**3 Star Retail Storefront Retail/Office**
Year Built	**1952**
GLA	**36,944 SF**
Land Acres	**0.91 AC**
Land SF	**39,539 SF**
Zoning	**LACM**
Sale Condition	**Bulk/Portfolio Sale, Redevelopment Project, Recapitalization**

13 9176 W Sunset Blvd — SOLD

West Hollywood, CA 90069

Recorded Buyer **LDRL CA 306 LLC**

True Buyer **The John Buck Company**
151 N Franklin St
Chicago, IL 60606
(312) 993-9800 (p)

Los Angeles

Recorded Seller **John H Hornburg**
9174 W Sunset Blvd
West Hollywood, CA 90069
(310) 476-9403 (p)

True Seller **John H Hornburg**
9174 W Sunset Blvd
West Hollywood, CA 90069
(310) 476-9403 (p)



Sale Date	**Dec 3, 2019**
Sale Price	**$29,150,000**
Price/SF	**$2,492.52**
Parcels	**4340-028-001, 4340-028-002, 4340-028-010**
Comp ID	**4975156**
Comp Status	**Research Complete**
Type	**4 Star Retail Auto Dealership**
Year Built	**1929**
GLA	**11,695 SF**
Land Acres	**0.42 AC**
Land SF	**18,165 SF**
Zoning	**WDC2A***
Sale Condition	**Redevelopment Project**

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14 8844 Burton Way - 8844 Burton Way — SOLD

Beverly Hills, CA 90211

Recorded Buyer **8844 Burton Way LLC**
2200 Biscayne Blvd
Miami, FL 33137

True Buyer **Crescent Heights**
2200 Biscayne Blvd
Miami, FL 33137
(305) 374-5700 (p)

Los Angeles

Recorded Seller **Emanuel Center Inc.**
8844 Burton Way
Beverly Hills, CA 90211

True Seller **Temple Emanuel of Beverly Hills**
8844 Burton Way
Beverly Hills, CA 90211
(310) 288-3737 (p)



Thomas Bros. Guide 632-H1

Sale Date **Jun 21, 2019**
Sale Price **$27,400,000**
Price/SF Land **$1,023**

Parcels **4335-020-009**
Comp ID **4797202**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.61 AC**
Land SF **26,779 SF**
Zoning **BHR4YY**

15 9300 Wilshire Blvd - Wilshire-Rexford Center (Leased Fee) — SOLD

Beverly Hills, CA 90210

Recorded Buyer **9300 Wilshire Fee LLC**
9300 Wilshire Blvd
Beverly Hills, CA 90212

True Buyer **Dromy International Investment Corpo...**
9744 Wilshire Blvd
Beverly Hills, CA 90212
(310) 208-4100 (p)

True Buyer **SLH Investments**
13700 Marina Pointe Dr
Marina Del Rey, CA 90292
(818) 425-9776 (p)

Los Angeles

Recorded Seller **Wescot B. Stone III Living Trust 1/9...**
2820 Via de la Guerra
Palos Verdes Estates, CA 90274
(310) 947-1103 (p)

True Seller **Wescot B. Stone III Living Trust 1/9...**
2820 Via de la Guerra
Palos Verdes Estates, CA 90274
(310) 947-1103 (p)



Sale Date **Apr 15, 2019**
Sale Price **$25,150,000**
Price/SF Land **$1,532**

Parcels **4331-013-044**
Comp ID **4746293**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.38 AC**
Land SF **16,552 SF**
Zoning **BHR1YY**
Sale Condition **Ground Lease (Leased Fee), Exercise of Option**

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16 | 1733 Ocean Ave - 4 Story Office Building Site (leased Fee) | SOLD

Santa Monica, CA 90401

Recorded Buyer **Ocean Avenue Santa Monica Realty LLC**
200 West St
New York, NY 10282

True Buyer **Goldman Sachs-Merchant Banking Real ...**
2001 Ross Ave
Dallas, TX 75201
(972) 368-2200 (p)

Los Angeles

Recorded Seller **1733 Ocean Avenue IV Properties LLC**
450 N Roxbury Dr
Beverly Hills, CA 90210

Recorded Seller **1733 Ocean Avenue Properties II LLC**
450 N Roxbury Dr
Beverly Hills, CA 90210

Recorded Seller **1733 Ocean Avenue Properties IV LLC**
450 N Roxbury Dr
Beverly Hills, CA 90210

True Seller **Starpoint Properties LLC**
433 N Camden Dr
Beverly Hills, CA 90210
(310) 247-0550 (p)



Thomas Bros. Guide 671-E3

Sale Date **Mar 1, 2019**
Sale Price **$65,000,000**
Price/SF Land **$1,901**
Actual Cap Rate **2.50%**

Parcels **4290-015-033**
Comp ID **4695934**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.79 AC**
Land SF **34,195 SF**
Zoning **CA, Santa Monica**
Sale Condition **Ground Lease (Leased Fee), Investment Triple Net**

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MARSHALL VALUATION SERVICE COST SCHEDULE

Primary Building Type:	Office	Height per Story:	12'
Effective Age:	0 YRS	Number of Buildings:	1
Condition:		Gross Building Area:	10,000 SF

MVS Sec/Page		15/17
Quality/Bldg. Class		excellent/C
Building Component		3-Story Office Bldg
Component Sq. Ft.		10,000 SF
Base Square Foot Cost		$290.00
Square Foot Refinements		
Heating and Cooling		$14.30
Sprinklers		$4.89
Subtotal		$309.19
Height and Size Refinements		
Number of Stories Multiplier		1.000
Height per Story Multiplier		1.000
Floor Area Multiplier		1.000
Subtotal		$309.19
Cost Multipliers		
Current Cost Multiplier		1.11
Local Multiplier		1.18
Final Square Foot Cost		$404.98
Base Component Cost		$4,049,771
Base Building Cost	*(via Marshall Valuation Service cost data)*	$4,049,771
Additions		
Signage, Landscaping & Misc. Site Improvements (not included above)		
Parking/Walks (not included above)		
Other		$0
Direct Building Cost		$4,049,771
Indirect Costs	0.0% of Direct Building Cost	$0
Direct and Indirect Building Cost		$4,049,771
Rounded		$4,050,000
Direct and Indirect Building Cost Per Square Foot		**$405**

Compiled by CBRE

Enclosure 2

ALSTON & BIRD

350 South Grand Avenue, 51st Floor
Los Angeles, CA 90071
213-576-1000 | Fax: 213-576-1100

Edward J. Casey Direct Dial: **+1 213 576 1005** Email: **ed.casey@alston.com**

via Mail & Email

July 15, 2024

Ken Bernstein
Principal City Planner
Office of Historic Resources
Los Angeles, California
ken.bernstein@lacity.org

Re: 11973 San Vicente Boulevard Project / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210 ("Barry Building")

Dear Mr. Bernstein,

This firm represents the Project Applicant in the above-referenced matter, in which the Project Applicant seeks one permit from the City of Los Angeles (City)—a demolition permit ("Demo Permit"). On May 9, 2024, the Department of Building and Safety (DBS) issued a written request to Cultural Heritage Commission (CHC) for their recommendation on adoption of a Statement of Overriding Considerations (SOC) pursuant to the California Environmental Quality Act (CEQA).[1] The purpose of an 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. "If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposal project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered 'acceptable.'" (Cal. Code Regs., tit. 14, § 15093.)

[1] DBS's May 9th request also sought CHC's recommendation with respect to certification of the Environmental Impact Report (EIR) prepared for the Demo Permit as to its legal adequacy under CEQA. The Department of City Planning (Planning Dept.) prepared the EIR in compliance with CEQA, published the Final EIR in September 2023, and recommended on March 21, 2024 that DBS certify the information and analysis presented in the EIR as compliant with CEQA. (See Attachment C.) Since the Planning Dept. recommended certification of the EIR, the Project Applicant requests that CHC concur with that recommendation.

To aide CHC in weighing the balance of the Demo Permit's benefits and unavoidable impacts in support of an SOC, we provide the following information and analysis below. In addition, a draft SOC is provided for consideration. (See Attachment A.)

I. Background

Located at 11973 San Vicente Boulevard, the Barry Building is a two-story commercial building which was designated as an Historic-Cultural Monument (HCM) No. LA-887 in 2007 for its Mid-century Modern commercial architectural style.[2] The Barry Building is currently seismically unsound and is not suitable for occupancy. On October 21, 2014, the property was inspected by DBS. Based on their inspection of the Property, DBS determined that the Barry Building falls within the scope of Division 93, Article I, Chapter IX of the Los Angeles Municipal Code (Los Angeles Municipal Code (LAMC) § 91.9300 et seq.), titled *Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Scft, Weak or Cpen Front Walls* (also known as the "Soft Story Ordinance"). In early 2018, DBS issued an Order to Comply with the Ordinance to the Project Applicant (building owner).[3] Compliance requires either retrofitting or demolishing of the building. (LAMC § 91.9305.1.) The Project Applicant filed an application for a demolition permit from DBS in 2019 in order to comply with DBS's order regarding the Soft Story Ordinance. (See Appendix B-1 to the FEIR.) This permit request triggered the need to complete an Environmental Impact Report (EIR).

II. Structural Integrity of the Barry Building

Upon inspection of the site, DBS determined that the Barry Building is subject to the Soft Story Ordinance as it has a "soft story" likely to suffer significant damage during or after an earthquake. As a result, the building must comply with the Soft Story Ordinance or face penalties.[4] The Barry Building must either undergo seismic retrofitting or demolition to meet the minimum seismic standards outlined in the Soft Story Ordinance.[5]

Englekirk Structural Engineers prepared a technical report dated June 1, 2021 (Appendix H-2 of the Draft EIR) to evaluate the work required to retrofit the existing building to conform to the City's Soft Story Ordinance (see "Phase I" discussion). As the Englekirk report notes, the south

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[2] The Barry Building has not been designated or deemed eligible for designation under state or federal historic codes.

[3] The building has been vacant since 2017.

[4] Previously, the Project Applicant proposed redevelopment of the site ("Green Hollow Square Project") however this project faced significant opposition and the entitlement application was withdrawn.

[5] Given, among other reasons, the time it has taken to prepare an EIR, the Applicant was required to obtain an extension of the deadline to comply with the Soft Story Ordinance. The current deadline by which DBS is requiring the Applicant to comply with the Soft Story Ordinance is August 9, 2024. The Applicant will be submitting another request to extend the deadline this week.

wing of the building that faces San Vicente Boulevard utilizes a pass-through at the ground floor that accesses the interior courtyard. As a result, there are no bearing walls that extend to the foundation and instead the second floor is supported on a series of isolated steel columns. The seismic retrofit scheme to correct this "soft story" consists of steel moment frame structures that are located within the Barry Building and are supported on new concrete footings. These steel moment frame structures provide lateral bracing for the south wing. In addition, new wood shear walls would be installed to minimize architectural impact on the Barry Building. This scheme is depicted in the sketches attached on pages 3-8 of this report.

However, in addition to the seismic work required to comply with the Soft Story Ordinance, additional structural retrofitting work is also needed on the remaining wings to make the building safe for occupancy. (See Appendix H-3 to the DEIR.) Englekirk Structural Engineers' analysis found that the Barry Building's seismic force resisting system is highly overstressed. The report notes several structural deficiencies in the Barry Building. For example, (1) interior demising walls do not form a complete seismic-force-resisting system or a complete lateral bracing system; (2) vertical elements of the seismic-force-resisting system are discontinuous between floors; (3) the north, east, and west wings range from being 190% - 650% overstressed; (4) the steel posts in the south wing do not possess any lateral resistance, so a possible collapse of this wing could result during a seismic event; (5) there is no existing wall or lateral resisting element to resist seismic loads in the south wing, so significant lateral displacement may be expected during a seismic event; and (6) the demand over capacity ratios for the typical diaphragm at the roof and second floor is highly overstressed.

Englekirk identified and prepared a seismic retrofit scheme that outlines the work required to address the issues identified above. (This report is included as Appendix G to the DEIR.) This work includes new and strengthened wood shear walls, new foundations to support the seismic loads resisted by the new shear walls, and adding and strengthening the first floor, second floor, and roof diaphragms among other work.

Section 91.9308 of the Soft Story Ordinance applies specifically to historic buildings, and notes that "qualified historical buildings shall comply with the requirements of the California Historical Building Code." This Code allows for a building retrofit to meet 75% of the current Building Code forces. However, upon examination of the Barry Building and its current very high levels of overstress (up to 650%), Englekirk determined that significant retrofitting was needed, and that the work identified in their Seismic Assessment was still required if the Historical Building Code were applied. (See Appendix I of the FEIR.)

In addition to the extensive seismic work that would be required to retrofit the Barry Building, significant work is needed to update the building in compliance with the Americans with Disabilities Act (ADA). Gruen Associates conducted a site visit and examined various aspects of the Barry Building. Their analysis identifies the elements of the structure(s) that are currently out of compliance with the ADA. (This report is Appendix H-5 to the DEIR.) The report identifies several instances of significant non-compliance with the ADA. For example, the second story is

currently not accessible; there is no accessible women's restroom; all doors, thresholds and landings are not sufficiently sized for wheelchair or accessibility device access which requires significant renovation to tenant spaces; and the two-lane driveway to the east does not have a legal sidewalk width. In addition, a number of other issues were identified that would require modification of the Barry Building or surrounding property.

Many of the required renovations call for costly and systematic modifications to the building components which overlap with the key character defining features and potentially overall building functionality. See pages 9-34 of the report for photographs of the identified noncompliant conditions. A total of 37 different ADA upgrades are recommended to bring the Barry Building into full ADA compliance.

These extensive renovations are required despite the fact that the building's owner has performed routine maintenance and upkeep. (See Appendix I and Appendix O of the FEIR.) The Barry Building's structural issues, including necessary seismic upgrades and ADA compliance, mean that re-occupation of the building would be an infeasibly costly effort, as discussed in Section IV below.

Reports describing the renovation work to make the Barry Building suitable for re-occupancy were included in the EIR and are listed below for reference.

- Seismic Assessment, Englekirk Structural Engineers, June 6, 2022 (DEIR Appendix G)
- Letter from Englekirk Structural Engineers regarding Two Phases of Structural Work Required by Barry Building, June 1, 2021 (DEIR Appendix H-2)
- Letter from Englekirk Structural Engineers clarifying Application of Soft Story Ordinance to Barry Building Wings, June 3, 2022 (DEIR Appendix H-3)
- Barry Building ADA Upgrade Requirements, Gruen Associates, June 2021 (DEIR Appendix H-5)

The expert opinions provided by Englekirk Structural Engineers, Gruen Associates, and Historic Resources Group as provided in the EIR regarding seismic safety, ADA upgrades, and Building Code compliance are uncontroverted. No agency, individual, or expert has challenged the scope or necessity of the renovations described for future occupancy or reuse of the building.

This extent of technical analysis was required as the application of the Soft Story Ordinance to a historic building is a unique occurrence. We reviewed a copy of the Soft Story Building inventory list obtained from DBS, and of the 12,440 buildings on that list, *only four*, including the Barry Building, are designated as HCMs. Only 0.032% of HCMs are subject to this ordinance. An order for an HCM to comply with the Soft Story Ordinance is an extremely rare situation and is not one that is widely applicable to other historic buildings. (See FEIR Appendix M.) Retrofitting and rehabilitating an HCM to comply with the Soft Story Ordinance is logistically and technically challenging, and a process that could impact the historic structure of the building if attempted. In

addition, this work would impact the availability or quality of the rentable space due to the extent of retrofitting required. For example, the recommended new shear walls may render portions of the Barry Building less rentable because of the shear wall obstruction at the storefront and office windows. Furthermore, as explained in Section IV below, it is economically infeasible in this case.

III. Environmental Review Process

In accordance with CEQA, the City prepared an EIR for the proposed demolition of the Barry Building. (The full Draft EIR and related materials are available online here: https://planning.lacity.gov/development-services/eir/11973-san-vicente-boulevard-project-0. The full Final EIR and related materials are available online here: https://planning.lacity.gov/development-services/eir/11973-san-vicente-boulevard-project-1.) An EIR is generally not required for the issuance of a demolition permit, however, in this case an EIR was prepared because the building is a designated cultural resource with the City. The Draft EIR, published in February 2023, considered the impacts of the Project (consisting solely of the demolition of the Barry Building).[6] The EIR identified a significant unavoidable impact as to historic resources.

Working with City of Los Angeles Office of Historic Resources (OHR), the EIR looked at a range of alternatives to the demolition project that would rehabilitate and preserve the Barry Building, including: a no project alternative, preservation; preservation with additional annex; and relocation. In this case, even in a "no project" scenario, significant renovations to the Barry Building are required to comply with the Soft Story Ordinance. (See DEIR, Section V for complete analysis regarding alternatives.)

1. Alternative 1 is a "No Project" alternative, which assumes the project would not be implemented and the existing building would remain on site. However, as the Barry Building is required to comply with the Soft Story Ordinance, the mandatory seismic retrofit work in the south wing is included in this alternative. In this scenario, the building would not be suitable for occupancy as structural deficiencies in other wings would remain and mandatory ADA improvements would not be made.

2. Alternative 2 is the "Preservation" alternative. In this scenario, the Soft Story seismic retrofit work *and* additional structural improvements, ADA renovations, building code, and energy efficiency upgrades would be made to the existing building.

3. Alternative 3 is the "Preservation with New Construction" alternative. In this alternative, the Barry Building would be partially preserved (and renovated for

[6] Once demolition activities are complete, the portion of the Project Site that currently contains the Barry Building would be a vacant dirt lot, and the existing surface parking lot would remain. A landscape buffer would be installed along the southern boundary of the Project Site (fronting San Vicente Boulevard). There are no plans to redevelop the site.

occupancy). A portion of the building would be demolished and a new "annex" would be built to increase leasable commercial space on the site.

4. Alternative 4 is the "Relocation" alternative. This scenario involves dismantling the building into smaller segments and transporting them onto a new location (yet to be determined).

The DEIR considered the potential impacts of each of these alternatives as compared to the project, as well as whether the alternatives would meet the Demo Permit's objectives as established by the EIR. The Lead Agency also considered whether the significant impacts of the Project would be reduced or eliminated by the proposed alternatives. The No Project alternative did not meet the Project objectives as it would leave the building vacant and a public safety hazard to the community. Alternative 4 was deemed logistically infeasible. As discussed in in Section IV of this letter below, Alternatives 2 and 3 were analyzed by experts and determined to be economically infeasible.

As part of the EIR process, numerous technical reports and analyses were prepared. The EIR included 30 appendices prepared by various experts and consultants who were engaged in the process. These reports contain more than 700 pages of supporting information regarding structural integrity, building code requirements, and historic preservation, among other topics.

In addition to the structural reports identified above, technical reports on historic resources and proposed alternatives provided as part of the EIR include the following (among others):

- Barry Building Historic Report, Historic Resources Group, November 21, 2021 (DEIR Appendix C-1)
- Potential Indirect Impacts of Demolition, Historic Resources Group, April 28, 2022 (DEIR Appendix C-2)
- Stabilization and Mothballing Outline, Historic Resources Group, June 4, 2020 (DEIR Appendix H-1)
- Phase 1 Repair Impacts Assessment, Historic Resources Group, June 22, 2021 (DEIR Appendix H-4)
- Project Impacts Assessment (Alternative 2), Historic Resources Group, October 2022 (DEIR Appendix H-7)
- Partial Demolition Alternative (Alternative 3), Historic Resources Group, November 15, 2021 (DEIR Appendix H-9)
- Barry Building Relocation Feasibility Report, Historic Resources Group, December 22, 2021 (DEIR Appendix H-12)
- Relocation Alternative Site Requirements, Historic Resources Group, November 15, 2021 (DEIR Appendix H-13)
- Memo Responding to Comment Letter, Historic Resources Group, May 11, 2023 (FEIR Appendix D)

The DEIR was made available to the public for review and comment for a 60-day public review period from February 16, 2023 to April 18, 2023. (At the request of the public the original 45-day comment period was extended.) Comments were submitted by the public during this time which the City considered and responded to. The Final EIR (or FEIR) was released on September 11, 2023. The FEIR includes responses to comments and revisions in consideration of input received on the Draft EIR.

After publication, on March 21, 2024 the Planning Department provided correspondence to DBS recommending that DBS certify the information and analysis presented in the EIR, to be considered in DBS's decision to issue or not issue the demolition permit. (See Attachment C.) On May 9, 2024, DBS issued a written request to CHC for their recommendation on adoption of an SOC.

The Applicant and the City have now spent five years on this process to consider the approval of the demolition permit, which was first requested from DBS in 2019. The City has invested considerable thought, planning, and measured consideration into the process to review and evaluate the impacts of the proposed decision.

IV. Costs & Revenue Analysis of Rehabilitation

Per the requirements of CEQA, the EIR did not consider the economic feasibility of the alternatives to preserve Barry Building. However, the Applicant commissioned detailed analysis to evaluate the cost to complete all renovations required to address the Barry Building's numerous seismic, structural, and accessibility deficiencies identified in the previously discussed reports. [7] Alternative 2 (preservation) and Alternative 3 (preservation with additional annex) were evaluated as Alternative 1 would not meet the project objectives and Alternative 4 was deemed infeasible.

Hill International prepared a Cost Report Regarding Barry Building Renovations, dated November 2, 2022. (See Attachment F.) This report estimates that the projected costs associated with implementing numerous upgrades to the Barry Building in 2022 (including seismic retrofitting and ADA and Building Code upgrades) would cost approximately $12,818,000. As the costs of construction and renovation work have continued to rise since its initial analysis, Hill International opines that the cost to complete this rehabilitation work is now $17.1 million. (See Attachment H.) From June 1, 2021, to June 26, 2024, the cost per square foot for this renovation work has risen from $777 to $1,108. This escalation is primarily driven by higher labor costs, increased material prices, and rising transportation and disposal fees.

In addition to estimating the total cost associated with renovating the Barry Building for occupancy, an additional analysis was conducted to determine the maximum revenue that would be generated from a rehabilitated Barry Building and compared that potential revenue against the

[7] This analysis was submitted to Planning in April 2023 and OHR in December 2023, included here as Attachment E.

costs of renovating and leasing the Barry Building. In March 2023, CBRE Brokerage prepared a pro forma regarding the land residual value for the Barry Building project. (See Attachment G, and explanatory analysis in Attachment E.) CBRE evaluated both Alternative 2 of the DEIR (the "Preservation Alternative") and Alternative 3 of the DEIR (the "Partial Preservation with New Construction Alternative."

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. Compared with the original cost estimate (plus additional expenses detailed in the pro forma) resulted in a residual land value of negative $5,663,653. Considering Hill International's updated cost figure, the value of preserving the Barry Building per Alternative 2 is now estimated at negative $9.9 million.

Alternative 3[8] also presented a negative land valuation despite the additional revenue opportunity with the expanded leasable space in this alternative. CBRE's initial analysis estimated a negative valuation of $3,733,908, and their revised cost estimate results in a land valuation of upwards of negative $12 million.

CBRE Brokerage's 2023 analysis was based on an income approach that could be derived from the Owner leasing space in the rehabilitated building. The Applicant also commissioned a 2024 Appraisal Report by CBRE Valuation based on a sales approach, which ultimately resulted in a similar finding. (Refer to Attachment I.) Under that analysis, the Barry Building Property, assuming rehabilitation of the existing building, has no market value and may even have a negative value of $ 5,672,747.

V. Benefits of the Demo Permit – Statement of Overriding Considerations

Pursuant to CEQA Guidelines Section 15093(b), a public agency or decision-maker must adopt a Statement of Overriding Considerations if significant adverse environmental effects have been identified in the EIR that cannot be substantially mitigated to an insignificant level or be eliminated. The lead agency must state in writing the reasons to support its action based on the EIR and/or other information in the record. A public agency or decision-maker may implement the project finding that on balance the benefits of the project outweigh the project's significant and

[8] Alternative 3 would preserve the south, east, and west wings of the Barry Building, the courtyard, and the south façade of the north wing, and would include the same seismic and code compliant renovations on these wings. In addition, Alternative 3 would include the construction of a new building behind (north of) the existing building (referred to as the annex). This alternative was selected to evaluate because it provides for the maximum income potential for the Property. Rising costs of construction and demolition as noted in Attachment H have resulted in the significantly more negative estimated valuation for this alternative.

unavoidable impacts. Only one benefit is required to adopt an SOC and find the project's impacts are acceptable.

The City recently adopted a template for preparing CEQA Findings and Statement of Overriding Considerations, including proffered guidance. The template notes that the overriding considerations may be based on economic, social, aesthetic, or environmental benefits provided by the project, and that the responsible agency must consider the competing public objectives of a given project. (See Attachment B.) The template further notes:

> Each of the listed project benefits set forth in this Statement of Overriding Considerations provides a separate and independent ground for the City's decision to approve the project despite the project's identified significant and unavoidable environmental impacts. Each of the following overriding consideration 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.

Per CEQA and the City's guidance, any single individual project benefit, separately and independently, may be sufficient grounds to adopt a SOC. Thus, only *one* project benefit is required for a decision-maker to determine the project's impacts are acceptable. Furthermore, as noted in the City's template, achieving the project's purpose is a sufficient reason to outweigh significant environmental impacts. Here, the purpose of the Demo Permit is to comply with DBS's order regarding the Soft Story Ordinance, and to abate the hazards associated with the Barry Building's current vacancy.[9] As noted previously, Alternative 1 would leave the Barry Building vacant and thus would not achieve the project objectives. Alternatives 2 and 3 are economically infeasible as outlined in the cost revenue analysis prepared by Hill International, CBRE Brokerage, and CBRE Valuation. Alternative 4 was deemed logistically and economically infeasible and would result in significant damage to the Barry Building's historic character.[10] No alternative was identified that was able to feasibly achieve the underlying purpose of the Demo Permit. First and foremost, an SOC is warranted here to move forward with the project despite the significant impacts as it is the only means by which to achieve the underlying purpose of the project. However, in addition to achieving the Project's purpose, there are numerous benefits that weigh in favor of DBS granting the Applicant a demolition permit. Each of these alone are sufficient to proceed per the CEQA Guidelines and the City's guidance.

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[9] The Demo Permit's objectives, as stated in full in the EIR (Section II.3), are as follows: 1. Comply with the City's Soft Story Retrofit Program (citation omitted), which includes complying with the requirements under LAMC Section 91.9305.2; and 2) Abate the fire, loitering, vandalism, and other public safety hazards associated with the structural defects and current vacancy of the Barry Building.

[10] See DEIR Section V for complete analysis of alternatives evaluated for the project.

a. Removal of an existing safety hazard and seismically unsafe structure.

First, the Demo Permit would remove an existing safety hazard and seismically unsafe structure in compliance with the Soft Story Ordinance. The purpose of the Soft Story Ordinance is to "to reduce structural deficiencies by the most economical and feasible method" as these vulnerable buildings may be subjected to structural failure during and/or after an earthquake.[11] As stated in Section 91.9301 of the Ordinance, its very purpose "is to promote public safety and welfare by reducing the risk of death or injury that may result from the effects of earthquakes on tilt-up concrete wall buildings designed under the building codes in effect prior to January 1, 1976. Such buildings have been categorized, based on past earthquakes, as being potentially hazardous and prone to significant damage, including possible collapse, in a moderate to major earthquake."

Also, as noted previously, this is a unique situation. While there are 12,440 buildings subject to the Soft Story Ordinance, *only four* are also designated as HCMs, including the Barry Building. Only 0.032% of the 1,181 HCM buildings have been deemed subject to the Soft Story Ordinance; this very unusual situation is not likely to set a precedent for future treatment of HCMs by DBS. (See Appendix M of the FEIR.)

b. Removal of an attractive nuisance for vandals, transient populations, loitering, and other unlawful behavior.

Second, the Demo Permit would remove an attractive nuisance for vandals, transient populations, loitering, and other unlawful behavior. The building, which is vacant and currently not suitable for occupancy has become a concern for the neighborhood. Despite best efforts at security including a locked fence, security cameras, and regular maintenance (see Appendix O of the FEIR), a break in occurred on the property in May 2024 which caused considerable damage to the Barry Building as well as collateral damage to the surrounding area. (See Attachment D.) Proceeding with the Demo Permit and demolishing the existing building would eliminate the concern for vandalism and unlawful behavior that has already occurred on the site.

c. Clear the existing property of noncompliant structures in a manner that will not preclude any future development consistent with existing zoning.

Third, the Demo Permit would clear the existing property of noncompliant structures in a manner that will not preclude any future development, thereby providing a clean slate to be utilized in a manner consistent with existing zoning. The Applicant has engaged the neighboring community to address concerns, and local residents are vastly in favor of demolishing the existing building. The Brentwood – Pacific Palisades Community Plan was last updated in 1996, and due to updated imminently. Removing this vacant structure would allow for new development with the input and feedback from local residents and neighbors.[12] Eliminating the existing non-compliant

[11] See DBS website, available here.

[12] The "project" at hand consists only of demolition of the existing Barry Building. No future project is planned at this time. The Applicant has stated under penalty of perjury as part of its application

hazardous building will make way for the possibility of new development that will contribute to the needs of the surrounding area and benefit the local community.

d. Comply with the Soft Story Ordinance, which provides for demolition at the owner's option, in the only economically feasible course of action.

Lastly, proceeding with the Demo Permit is the only economically feasible means of complying with the requirements of the Soft Story Ordinance. The Soft Story Ordinance specifically provides that in order to achieve compliance the building may be demolished "at the owner's option," (LAMC 91.9305.1.) The Code provision allowing the owner of the real property to demolish the building is in recognition of the legal principle that a government agency cannot force an owner of property to take actions that would render the owner's property to have no value. As discussed above, the cost and revenue analysis provided by experts on this issue found that preservation of the Barry Building is not economically feasible. The significant work required to retrofit the building to comply with the seismic requirements, the ADA, and the Building Code would cost dramatically more than the value of the improved building, thus resulting in a negative land valuation. This cost evaluation, initially prepared in 2022, has gotten significantly more negative as the cost of construction has risen without a corresponding increase in lease prices. New and productive use of the property cannot take place until the existing non-compliant structure is removed. The Soft Story Ordinance specifically allows for compliance to occur through demolition. (LAMC 91.9305.1.) DBS is charged with enforcing this requirement, by the most "economical and feasible method." The Applicant has requested the necessary permit from DBS within the deadline prescribed by the Ordinance in order to bring the site into compliance.

VI. Conclusion

Each and every one of these four benefits on its own is sufficient to approve the Project despite its unavoidable impact. While decision-makers must balance the environmental impacts of a project against its benefits – here – there are significant benefits to demolish the building in compliance with the Soft Story Ordinance. Demolition of the Barry Building achieves the underlying objectives of the project, and provides additional benefits that outweigh the significant impacts identified in the EIR. No alternative to the Demo Permit is economically feasible.

Based on the above benefits, it is appropriate for CHC to recommend that DBS prepare an SOC and issue the demolition permit.

Sincerely,

Edward J. Casey

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for the demolition that it has no plans to further develop the property. Rather, the Applicant intends only to dispose of the property. (See Appendix B-2 of the FEIR.)

Enclosures transferred electronically.

CC:

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ENCLOSURES:

A. Attachment A: Draft Statement of Overriding Considerations

B. Attachment B: Planning Department Statement of Overriding Considerations Template

C. Attachment C: March 21, 2024, Letter from M. Zasadzien (City Planner) to Department of Building and Safety recommending EIR certification Letter from Planning to DBS

D. Attachment D: Photographs of May 2024 break-in at site

E. Attachment E: April 20, 2023, Letter to J. Harris (Planning Dept.) regarding Cost Analysis

    a. Note: Attachments A-E to this letter are not included here for brevity as they are also Appendices included in the DEIR. We are happy to provide these reports separately if desired.

F. Attachment F: *Barry Building Renovations* by Hill International, November 2022 (Attachment F to the Cost Analysis letter above)

G. Attachment G: *Barry Building Land Residual Analysis* by CBRE Brokerage, March 2023 (Pro forma) (Attachment G to the Cost Analysis letter above).

H. Attachment H: Revised Cost Estimate, Hill International, June 27, 2024

I. Attachment I: Revised Revenue Analysis, CBRE Valuation, July 2024

Attachment A

Statement of Overriding Considerations

The EIR identifies unavoidable significant impacts that would result from implementation of the project. PRC Section 21081 and CEQA Guidelines Section 15093(b) provide that when a decision of a public agency allows the occurrence of significant impacts that are identified in the EIR, but are not at least substantially mitigated to an insignificant level or eliminated, the lead agency must state in writing the reasons to support its action based on the EIR and/or other information in the record. The State CEQA Guidelines require, pursuant to CEQA Guidelines Section 15093(b), that the decision-maker adopt a Statement of Overriding Considerations at the time of approval of a project if it finds that significant adverse environmental effects have been identified in the EIR that cannot be substantially mitigated to an insignificant level or be eliminated. These findings and the Statement of Overriding Considerations are based on the documents and materials that constitute the record of proceedings, including, but not limited to, the Final EIR and all technical appendices attached thereto.

Based on the analysis provided in the Final EIR for the Barry Building Project, including Sections IV.B and IV.D of the Environmental Impact Analysis, of the Draft EIR, implementation of the Project would result in significant impacts that cannot be feasibly mitigated attributable to the demolition of an Historic Cultural Monument (HCM).

Accordingly, the City adopts the following Statement of Overriding Considerations. The City recognizes that significant and unavoidable impacts would result from implementation of the project. Having (i) adopted all feasible mitigation measures, (ii) rejected as infeasible the alternatives to the project discussed above, (iii) recognized all significant, unavoidable impacts, and (iv) balanced the benefits of the project against the project's significant and unavoidable impacts, the City hereby finds that each of the project's benefits listed below outweigh and override the significant unavoidable impacts relating to the demolition of an HCM.

The below stated reasons summarize the benefits, goals and objectives of the Project, and provide the detailed rationale for the benefits of the Project. These overriding considerations of economic, social, aesthetic, and environmental benefits for the Project justify adoption of the Project and certification of the completed EIR. Each of the listed project benefits set forth in this Statement of Overriding Considerations provides a separate and independent ground for the City's decision to approve the project despite the project's identified significant and unavoidable environmental impacts. Each of the following overriding consideration 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. 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.
4. Comply with the Soft Story Ordinance, which provides for demolition at the owner's option, within the time limits as specified in the Ordinance, in the only economically feasible course of action. (LAMC 91.9305.1.)

Attachment B

XII. Statement of Overriding Considerations (*if applicable*)

The EIR identifies unavoidable significant impacts that would result from implementation of the project. PRC Section 21081 and CEQA Guidelines Section 15093(b) provide that when a decision of a public agency allows the occurrence of significant impacts that are identified in the EIR, but are not at least substantially mitigated to an insignificant level or eliminated, the lead agency must state in writing the reasons to support its action based on the EIR and/or other information in the record. The State CEQA Guidelines require, pursuant to CEQA Guidelines Section 15093(b), that the decision-maker adopt a Statement of Overriding Considerations at the time of approval of a project if it finds that significant adverse environmental effects have been identified in the EIR that cannot be substantially mitigated to an insignificant level or be eliminated. These findings and the Statement of Overriding Considerations are based on the documents and materials that constitute the record of proceedings, including, but not limited to, the Final EIR and all technical appendices attached thereto.

Based on the analysis provided in Section XX, Environmental Impact Analysis, of the Draft EIR, implementation of the Project would result in significant impacts that cannot be feasibly mitigated with respect to: XXX.

Accordingly, the City adopts the following Statement of Overriding Considerations. The City recognizes that significant and unavoidable impacts would result from implementation of the project. Having (i) adopted all feasible mitigation measures, (ii) rejected as infeasible the alternatives to the project discussed above, (iii) recognized all significant, unavoidable impacts, and (iv) balanced the benefits of the project against the project's significant and unavoidable impacts, the City hereby finds that each of the project's benefits, as listed below, outweigh and override the significant unavoidable impacts relating to [insert impacts].

The below stated reasons summarize the benefits, goals and objectives of the Project, and provide the detailed rationale for the benefits of the Project. These overriding considerations of economic, social, aesthetic, and environmental benefits for the Project justify adoption of the Project and certification of the completed EIR. Each of the listed project benefits set forth in this Statement of Overriding Considerations provides a separate and independent ground for the City's decision to approve the project despite the project's identified significant and unavoidable environmental impacts. Each of the following overriding consideration 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.

- XX
- XX

(*GUIDANCE: The responsible agency shall prepare a statement of overriding considerations which reflects the ultimate balancing of competing public objectives (including environmental, legal, technical, social, and economic factors. This must state specific reasons supporting the action based on the FEIR or other substantial evidence in the record, including facrs, reasonable assumptions based on facts, and expert opinions supported by facts. This is NOT simply a restatement of the Prcject Objectives. EG. Specific benefits such as environmental/sustainability, smart growth, community/public benefits, policy support, housing goals, employment/tax revenue specifics, etc.*)

Attachment C

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: March 21, 2024

TO: Osama Younan, General Manager
Frank Lara, Director
Department of Building and Safety

FROM: Milena Zasadzien
Principal City Planner
Department of City Planning

SUBJECT: **PROPOSED DEMOLITION OF BARRY BUILDING, 11973 SAN VICENTE BLVD**

In 2007, the Los Angeles City Council adopted the City of Los Angeles Cultural Heritage Commission's (CHC's) recommendation to designate the Barry Building, located at 11973-11975 San Vicente Boulevard (Project Site), as Historical-Cultural Monument (HCM) No. LA-887. In 2019, the property owner of the Barry Building applied for permits to demolish the building, with no further plans for development of the Project Site. The City of Los Angeles has codified two separate processes for consideration of the issuance of demolition permits for HCMs, such as the Barry Building. One of the processes is codified in Los Angeles Municipal Code (LAMC) Section 91.106.4.5 and is administered by the Los Angeles Department of Building and Safety (DBS) (DBS Process). The other process is codified in Los Angeles Administrative Code (LAAC) Sections 22.171.14 and 22.171.15 and involves the CHC and potentially the City Council (CHC Process). Both processes require compliance with the California Environmental Quality Act (CEQA). As the Barry Building has been designated as an HCM, it is considered a Historical Resource under CEQA Guidelines, Section 15064.5(a)(2). Demolition of a Historical Resource would cause an unavoidable substantial adverse change in the environment requiring preparation of an Environmental Impact Report (EIR). As such, an EIR has been prepared by the Department of City Planning (DCP), in accordance with CEQA, to serve as an informational document for public agency decision-makers and the general public regarding the objectives and environmental impacts of the demolition of the Barry Building. This memo serves to provide information to DBS related to the certification of the EIR.

PROJECT DESCRIPTION:

The 11973 San Vicente Boulevard Project (Project) consists of demolition of the existing two-story commercial building, commonly referred to as the Barry Building. The existing building is an HCM that has been vacant and fenced since 2017. Once demolition activities are complete, the portion of the Project Site that currently contains the Barry Building would be a vacant lot, and the existing surface parking lot would remain. A landscaped buffer would be installed along the southern boundary of the Project Site (fronting San Vicente Boulevard). No future development of the Project Site is proposed or considered as part of the Project.

ENVIRONMENTAL IMPACT REPORT:

The City of Los Angeles (City), as Lead Agency, has evaluated the environmental impacts of implementation of the Project by preparing an EIR (Case No. ENV-2019-6645-EIR/State Clearinghouse No. 2020110210). The EIR was prepared in compliance with the California Environmental Quality Act of 1970 (CEQA), Public Resources Code (PRC) Section 21000 et seq. and the California Code of Regulations Title 15, Chapter 6 (CEQA Guidelines).

CEQA Section 21002 provides 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[.]" The procedures required by CEQA "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." CEQA Section 21002 goes on to state that "in the event [that] 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."

The mandate and principles announced in CEQA Section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. (See CEQA Section 21081[a]; CEQA Guidelines Section 15091[a].) For each significant environmental impact identified in an EIR for a proposed project, the approving agency must issue a written finding, based on substantial evidence in light of the whole record, reaching one or more of the three possible findings, as follows:

1) Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant impacts as identified in the EIR.

2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been, or can or should be, adopted by that other agency.

3) Specific economic, legal, social, technological, other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR.

With respect to a project for which significant impacts are not avoided or substantially lessened either through the adoption of feasible mitigation measures or feasible environmentally superior alternatives, a public agency, after adopting proper findings based on substantial evidence, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project's benefits rendered acceptable its unavoidable adverse environmental effects. (See CEQA Guidelines Sections 15093 and 15043[b]; and CEQA Section 21081[b].)

PROCEDURE UNDER THE CITY'S BUILDING REGULATIONS:

The Building Code's procedure for the approval of a demolition permit to demolish an HCM is set forth in LAMC Section 91.106.4.5. The EIR prepared for the Project has been completed in compliance with CEQA, and therefore DCP recommends that DBS certify the information and analysis presented in the EIR. The EIR concluded that the demolition of the Barry Building would result in significant and unavoidable historic resource impacts to the HCM. Pursuant to LAMC Section 91.106.4.5, if the CEQA Initial Study and Check List determines the building or structure meeting the requirements is "significant," DBS 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. DBS's determination to either issue or not issue a demolition permit is appealable to the Board of Building & Safety Commissioners (Board), pursuant to LAMC Section 98.0403.1(b)(2). In addition, the decision of the Board to certify an EIR, adopt a negative declaration or mitigated negative declaration or determine, in writing, that a project is not subject to CEQA, is appealable to the City Council pursuant to LAMC Section 197.01.

CEQA Environmental Findings in accordance with the requirements listed above, to either issue or not issue demolition permits for the Project, have <u>not</u> yet been prepared and are not being presented at this time. DCP recommends that DBS certify the information and analysis presented in the EIR, which may then be considered in DBS's decision to issue or not issue the demolition permit.

RECOMMENDED ACTIONS:

Certify that the following:

1. The 11973 San Vicente Boulevard Project Final EIR has been completed in compliance with the California Environmental Quality Act (CEQA);

2. The 11973 San Vicente Boulevard Project Final EIR was presented to the Department of Building and Safety (DBS) as a decision-making body of the lead agency and DBS reviewed and considered the information contained in the EIR prior to approving the project; and

3. The 11973 San Vicente Boulevard Project Final EIR reflects the independent judgment and analysis of the lead agency.

Regarding DBS's decision to issue or not issue the demolition permit, in the event that a demolition permit is issued by DBS, additional CEQA actions on the Project would need to occur, including the adoption of Environmental Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring Program.

VINCENT P. BERTONI, AICP
Director of Planning

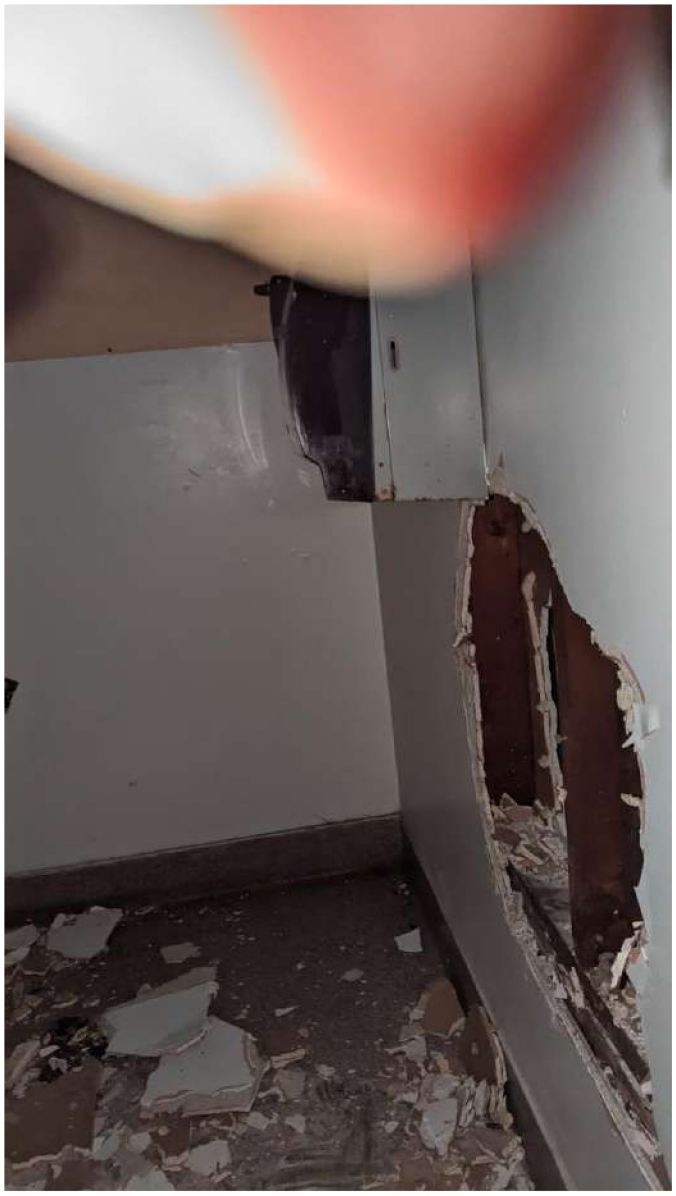
Milena Zasadzien
Principal City Planner
Milena.Zasadzien@lacity.org
213-847-3636

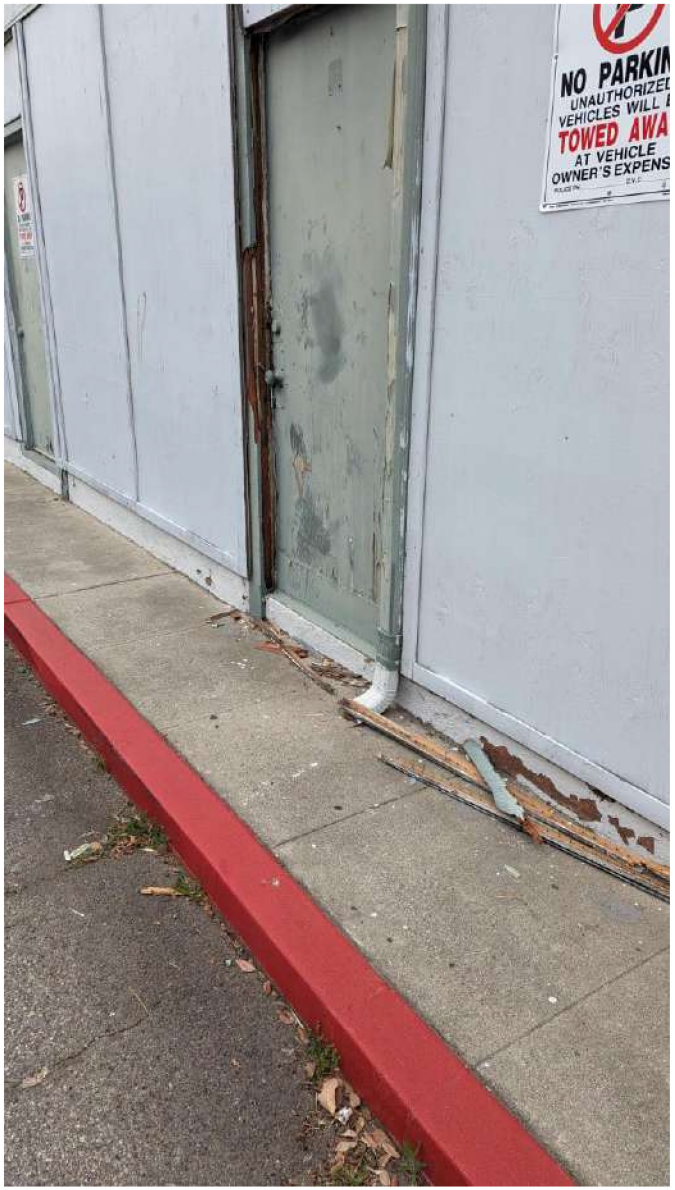
Mindy Nguyen
Senior City Planner

Attachment D

Photographs of May 2024 Break-in at Barry Building (taken by Property Manager)



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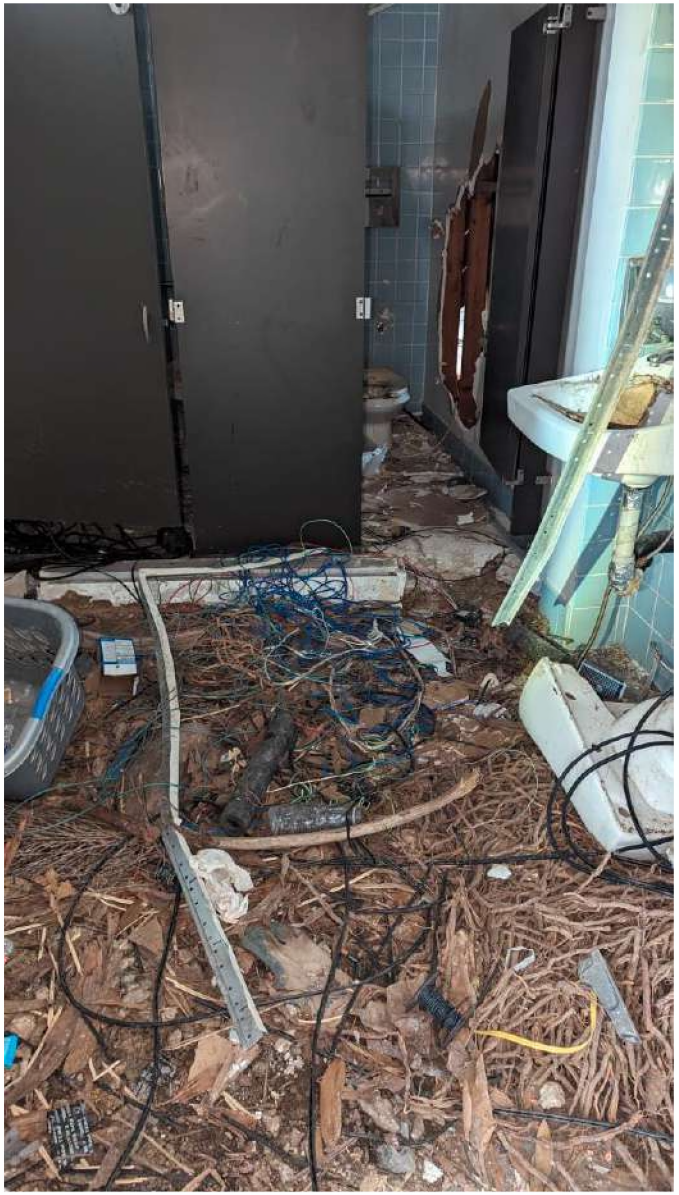

Attachment E

ALSTON & BIRD

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Via Overnight Mail

April 20, 2023

James Harris
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
(213) 978-1241
james.harris@lacity.org

Re: 11973 San Vicente Boulevard Project / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210

Dear Mr. Harris,

This firm represents the Project Applicant in the above-referenced matter. In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed demolition of the building (Barry Building) located at 11973 San Vicente Boulevard Project (Project). We are enclosing additional memoranda regarding the cost of rehabilitating the Barry Building property located at 11973 San Vicente Boulevard, Los Angeles, California (Property) in the manner described in Alternatives 2 and 3 in the DEIR.

The City, as the lead agency under CEQA for the Project, is not required to report detailed information on financial considerations. Accordingly, the Project Applicant is providing technical analyses as to the rehabilitation costs in an effort to provide full disclosure regarding the current status of the Barry Building. This is not a "comment letter" on the DEIR and thus requires no response in the Final EIR to be prepared by the City as the lead agency. Rather, since the DEIR has properly excluded certain financial considerations, additional information on economic feasibility is provided for inclusion in the administrative record.

The following memoranda are attached to this letter and are summarized below.

1. *11971 San Vicente Boulevard – Retrofit Schemes* by Englekirk Structural Engineers (June 2021) (Soft Story Retrofit Letter Report) (Attachment A to this letter);
2. *11971 San Vicente Boulevard – Retrofit Schemes* by Englekirk Structural Engineers (June 2022) (Attachment B to this letter);
3. *11973 San Vicente Boulevard, ASCE 41-13 Seismic Assessment* by Englekirk Structural Engineers (June 2022) (Attachment C to this letter);
4. *Project Impacts Assessment, 11973 San Vicente Boulevard* by Historic Resources Group (October 2022) (Attachment D to this letter);
5. *Barry Building ADA Update Requirements* by Gruen Associates (June 2021) (Attachment E to this letter);
6. *Barry Building Renovations* by Hill International (November 2022) (Attachment F to this letter); and
7. *Barry Building Land Residual Analysis* by CBRE, Inc. (March 2023) (Pro forma) (Attachment G to this letter).

The Barry Building is currently seismically unsound for occupancy. On October 21, 2014, the property was inspected by the City of Los Angeles Department of Building and Safety. Based on their inspection of the Property, the Department determined that the Barry Building falls within the scope of Division 93, Article I, Chapter IX of the Los Angeles Municipal Code (LAMC § 91.9300 et seq.), titled Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Soft, Weak or Open Front Walls (Soft Story Ordinance). As a result, the Barry Building is required to meet the minimum seismic standards outlined in the Soft Story Ordinance through either seismic retrofit of the Building or demolition.

A voluntary seismic evaluation was completed to determine the safety of the Barry Building outside of the requirements of the Soft Story Ordinance (which applies only to the South Wing of the Barry Building). The evaluation conducted by Englekirk Structural Engineers (discussed in detail below and attached herein as Attachments B and C) determined that that even with the implementation of a structural retrofit pursuant to the Soft Story Ordinance, the remaining building wings would not be structurally sufficient to protect building occupants if the building was subject to a moderate to severe seismic event. Englekirk's assessment determined that the wings *not* subject to the Soft Story Ordinance were currently 190 to 650% overstressed.

Englekirk noted that the building is a historic building and thus is subject to the 2016 California Historical Building Code. Although the California Historical Building Code allows an analysis and retrofit to meet 75% of the current building code forces, based on the level of overstress, Englekirk determined that the same retrofit recommendations should apply.

Thus, in addition to the retrofitting required under the Soft Story Ordinance, if efforts were undertaken to retrofit the Barry Building in an attempt to make it safe for occupancy, additional structural retrofit requirements would be needed on the rest of the Building to address the other identified structural deficiencies and ensure the Barry Building is sufficiently sound to protect building occupants (and pedestrians) in the event of a moderate to severe seismic event.

Furthermore, given the date it was constructed, the Barry Building is currently not in compliance with the Americans with Disabilities Act (ADA) and requires significant renovations to provide even the most basic amenities under the ADA. For example, there is currently no women's restroom on the ground floor; the only women's restroom in the Barry Building is on the second story, which is only accessible by stairs. These and other renovations must be made for the Barry Building to meet the requirements of the ADA and to be suitable for public use. Additional renovations are also required for the existing structure to meet certain provisions of the Building Code.

Collectively, the above-referenced reports found that extensive modifications are required to renovate the Barry Building to meet minimum standards for safety and accessibility, costing approximately $12,818,000. In addition, these upgrades could destroy some historic materials and features that characterize the property and permanently alter the essential form and integrity of the Barry Building.

In addition, a pro forma analyzed the expected value of the land and rental income based on the current real estate market and the costs to complete necessary renovations. This analysis found that the value of the land (assuming rental of the Barry Building) after completing all the necessary costs would be approximately negative $5,663,653. The total cost of preservation and renovation of the Barry Building, even where leasable space is maximized, is significantly greater than value of the renovated Property. Therefore, rehabilitating the Barry Building is not an economically feasible alternative to demolition.

I. Required Structural Upgrades

The Barry Building is currently seismically unsound and is not suitable for occupancy without significant structural improvements. On October 21, 2014, the property was inspected by the City of Los Angeles Department of Building and Safety. The Department determined that based on its inspection of the Building, the Barry Building falls within the scope of Division 93, Article I, Chapter IX of the Los Angeles Municipal Code (LAMC § 91.9300 et seq.), *Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Scft, Weak or Cpen Front Walls* (the "Soft Story Ordinance"). As a result of its current noncompliance, the Barry Building is required to either undergo seismic retrofitting or demolition in order to meet the minimum seismic standards outlined in the Soft Story Ordinance. The work required to comply with this Ordinance is discussed in Englekirk Structural Engineers' Soft Story Retrofit Letter Report (Attachment A to this letter).

Separate from the retrofitting required under the Soft Story Ordinance (which applies to the south wing of the Barry Building), additional renovations are needed on the north, east, and west wings in order to address other (non-soft story) structural deficiencies if efforts were undertaken to make the Barry Building safe for occupancy. This is noted in the second memorandum prepared by Englekirk Structural Engineers (Attachment B to this letter). The third memorandum (Attachment C to this letter) details the additional renovations that are required to address the entire Building's structural deficiencies and necessary upgrades to ensure the Barry Building is sufficiently sound to protect building occupants and pedestrians in the event of a moderate to severe seismic event. All three memoranda regarding the Barry Building's seismic and structural deficiencies are summarized below.

In addition to the required seismic renovations, additional work is needed to bring the existing Building into compliance with the ADA and the Building Code. These upgrades are detailed in a report prepared by Gruen Associates (Attachment E to this letter).[1]

1. *11971 San Vicente Boulevard – Retrofit Schemes* (Soft Story Retrofit Letter Report), Englekirk Structural Engineers (June 2021)

This report provides a structural analysis identifying the work necessary to repair the Barry Building to conform to the City of Los Angeles Soft Story Ordinance. The Soft Story Ordinance applies only to the Barry Building's south wing (the only wing with a "soft story").

The report identifies a seismic retrofit solution that addresses the south wing portion only. The seismic retrofit scheme (referred to as Phase I) consists of steel moment frame structures that are located within the Barry Building and are supported on new concrete footings. These steel moment frame structures provide lateral bracing for the south wing. In addition, there would be new wood shear walls installed to minimize architectural impact on the Barry Building. This scheme is depicted in the sketches attached to this report on pages 3-8.

In addition, Phase II of the retrofit work identifies structural work that is needed beyond the Phase I work described above. This work includes the work to the north, east and west wings that are not retrofitted in the Phase I Soft Story scheme. This includes new

[1] The Barry Building is a designated by the City of Los Angeles as Historic-Cultural Monument. Historic Resources Group considered the voluntary seismic retrofits proposed by Englekirk Structural Engineers and the ADA upgrades recommended by Gruen Associates (both discussed above). It is important to note that Historic Resources Group found that the proposed structural upgrades would destroy some historic materials and features that characterize the property and permanently alter the essential form and integrity of the Barry Building. However, the renovations could still meet standards for rehabilitation of historic buildings. This report is provided as Appendix H-7 to the DEIR and Attachment D to this letter.

and strengthened wood shear walls, new foundations to support the seismic loads resisted by the new shear walls, and adding and strengthening the first floor, second floor, and roof diaphragms. This work is explained in additional detail in *ASCE 41-13 Seismic Assessment*, Englekirk (June 2022) discussed below.

(This report is provided as Appendix H-2 to the DEIR and at Attachment A to this letter.).

2. *11971 San Vicente Boulevard – Retrofit Schemes (Soft Story Memorandum)*, Englekirk Structural Engineers (Rev. June 2022)

This letter explains that the soft story structural retrofit (Phase I work identified above) addresses only the structural deficiencies in the Barry Building's south wing. The Soft Story Ordinance is limited to this Building portion because there is no ascertainable lateral system (commonly referred to a "soft story") and the second and roof levels are not supported on the ground level isolated steel columns. The Soft Story Ordinance does not apply to the remaining wings because they do not have a "soft story." Thus, even with the implementation of the Soft Story Ordinance structural retrofit, the remaining Building wings would not be structurally retrofitted and would not be sufficient to protect building occupants or pedestrians if the Barry Building was subject to a moderate to severe seismic event.

(This letter is provided as Appendix H-3 to the DEIR and at Attachment B to this letter.)

3. *11973 San Vicente Boulevard ASCE 41-13 Seismic Assessment*, Englekirk Structural Engineers (June 2022)

Englekirk Structural Engineer's analysis found that the Barry Building's seismic force resisting system is generally highly overstressed. As a result, their report proposes seismic retrofit upgrades to address structural deficiencies in the Barry Building. The report notes several structural deficiencies in the Barry Building. For example, (1) interior demising walls do not form a complete seismic-force-resisting system or a complete lateral bracing system; (2) vertical elements of the seismic-force-resisting system are discontinuous between floors; (3) the north, east, and west wings range from being 190% - 650% overstressed; (4) the steel posts in the south wing do not possess any lateral resistance, so a possible collapse of this wing could result during a seismic event; (5) there is no existing wall or lateral resisting element to resist seismic loads in the south wing, so significant lateral displacement may be expected during a seismic event; and (6) the demand over capacity ratios for the typical diaphragm at the roof and second floor is highly overstressed.

To conform the seismic force resisting requirements, Englekirk identified a seismic retrofit scheme that would include: strengthening the existing walls, adding new 2-story shear walls, and adding new steel moment frames. (A figure depicting a conceptual scheme for the new shear wall and moment frame locations is included as Figure 7.1 on page 11 of the report.) Specifically, this work would include:

A. Strengthening the existing shear walls would include adding new plywood sheathing and nailing to existing framing; adding new hold-down anchors at each end of each wall and new floor-to-wall connections; and enhancing existing footings or adding new footings. These include exterior and interior walls of the north, east and west wings.

B. Strengthening the existing shear walls would include adding new plywood sheathing and nailing to existing framing; adding new hold-down anchors at each end of each wall and new floor-to-wall connections; and enhancing existing footings or adding new footings. These include exterior and interior walls of the north, east and west wings.

C. New floor and roof diaphragm sheathing would include the addition of new 3/4" plywood sheathing over the entirety of the existing floor and roof sheathing.

D. New two-story steel moment resisting frames would be constructed at the south wing.

While efforts would be made to preserve the historic fabric of the Barry Building where possible, these renovations, may impact the availability or quality of the rentable space. For example, the recommended new shear walls may render portions of the Barry Building less rentable because of the shear wall obstruction at the storefront and office windows. As noted previously, although the California Historical Building Code allows an analysis and retrofit to meet 75% of the current building code forces, based on the Barry Building's current level of overstress, Englekirk determined that the same retrofit recommendations should apply.

The scope of work considered by this report does not include additional required improvements related to Building Code, ADA compliance, plumbing, mechanical, and lighting upgrades.

(This report is included as Appendix G to the DEIR and at Attachment C to this letter.)

4. *Barry Building ADA Upgrade Requirements*, Gruen Associates (June 2021)

This report evaluates the Barry Building's compliance with the Americans with Disabilities Act (ADA). Gruen Associates conducted a site visit and examined various aspects of the Barry Building. Their analysis identifies the elements of the structure(s) are currently not in compliance with the ADA.

The report identifies several instances of significant non-compliance with the ADA. For example, the second story is currently not accessible; there is no women's restroom on the ground floor, the only women's room is on the second story which is not accessible; all

doors, thresholds and landings are not sufficiently sized for wheelchair or accessibility device access which requires significant renovation to tenant spaces; and the two-lane driveway to the east does not have a legal sidewalk width.

A number of other issues were identified that would require modification of the Barry Building or property. Among other deficiencies, there is no passenger drop-off or a loading zone provided at the street or along the alley; the parking layout is not compliant and does not include the required number of accessible stalls; and the parking lot needs to be re-paved at the ADA stalls to ensure floor levelness all the way to the Building's entries.

Some of the illustrated noncompliant conditions may have more than one solution. For example, there are different types or locations of an elevator that could be installed to the second story accessible. Many conditions, however, call for costly and systematic modifications to the building components which overlap with the key character defining features and potentially overall building functionality. See pages 9-34 of the report for photographs of the identified noncompliant conditions.

Some of the upgrades recommended to bring the Barry Building into compliance include:

A. Accessible path of travel improvements, such as new compliant parking, paving, layout, stalls and signage; widening the sidewalk along the east façade[2]; modification or replacement of exterior doors on the east façade; addition of a floor-mounted handrail on the courtyard steps; addition of a curb to the courtyard ramp; addition of a rail or landscape element as a barrier to the underside of the stairs;

B. Plumbing improvements, such as upgrading the first-floor men's room and second-floor women's room to compliance; addition of single unisex restrooms on both floors; code-compliant signage; and installation of an ADA-compliant drinking fountain;

C. Stair and balcony railing improvements, such as the addition of solid or perforated panels to the floating stair risers; contrasting stripes at each tread; replacement of existing stair handrails and balcony guardrails with new handrails at code-compliant height; and addition of wall-mounted handrails at each of the four stairs between the second floor levels;

[2] The existing driveway, to which alternation is suggested to accommodate a wider sideway is under shared ownership with another building. Consent of the building's owner would be required to make this accommodation. As a result, a waiver of the sideway width would likely be required (and may necessitate input from the Fire Marshall). If the waiver is not granted, some tenant spaces will require two doors opening into the patio which would negatively impact window space. See pages 1-2.

D. Vertical transportation improvements, such as addition of elevators and/or lifts to provide access to the second floor; and addition of two exterior areas of assisted rescue on the second-floor balcony; and

E. Tenant space improvements, such as widening all tenant doorways; modifying interior doors, landings and steps; providing code-compliant entry signage; replacement of all door hardware with lever-type; relocation of hardware mounted outside required range; modification of 9" bottom rails on glazed doors; removal and infill of mails slots in doors; relocation of all switches and outlets mounted outside required range; and modification or replacement of at least one window in each unit with operating parts within the required range.

A total of 37 different ADA upgrades are recommended to bring the Barry Building into full ADA compliance.[3]

(This report is also included as Appendix H-5 to the DEIR and Attachment E to this letter.)

II. Cost Analysis of Structural Upgrades

An additional memorandum was prepared to analyze and develop a comprehensive estimate of the cost to complete all renovations required to address the Barry Building's numerous seismic, structural, and accessibility deficiencies identified in the previously discussed reports.

1. *Barry Building Renovations*, Hill International (November 2022)

Attachment F to this letter contains a Cost Report Regarding Barry Building Renovations, prepared by Hill International on November 2, 2022. This report estimates that the projected costs associated with implementing numerous upgrades to the Barry Building (including seismic retrofitting and ADA and Building Code upgrades) would cost approximately $12,818,000.[4]

The cost estimate in this report reflects the findings contained in the following reports (discussed above): *11973 San Vicente Boulevard, ASCE 41-13 Seismic Assessment* by Englekirk Structural Engineers; *Project Impacts Assessment, 11973 San Vicente Boulevard* by Historic Resources Group; *Barry Building ADA Update Requirements* by Gruen Associates; and a site visit completed by the report's author.

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[3] The authority having jurisdiction (AHJ) over any renovation project (including a fire official and ADA Plan Checker) may need to identify compromises in the event that an ADA requirement conflicts with the Barry Building's historic character or other Building Code requirement.

[4] This is likely a conservative estimate, Hill International estimates that construction costs have risen since this estimate was prepared in November 2022.

The data from these reports was used to develop an estimate of the full scope of work required to complete the necessary renovations. The construction items were then priced and totaled using cost metrics as of November 2022.

This report estimates the cost of three categories of construction improvements to the Barry Building: (1) Structural and Life Safety & Building Code Compliance, (2) ADA Access, and (3) Energy and Water Conservation. The report contains two attachments, the first contains estimate supporting documentation. These three tables provide cost details regarding each item of work identified. The second attachment is a repair matrix which identifies the scope of the major categories of work required, and where additional costs may occur. (For example, repairing a sewer line may require work on the existing courtyard concrete.)

The Structural and Life Safety & Building Code Compliance scope of work includes: (1) abatement; (2) structural upgrades; (3) upgrades to steel stairs and railings; (4) fire protection; (5) replacement of HVAC System; and (6) electrical system upgrade.

The ADA Access scope of work includes: (1) development of ramps at second floor walkways and upgrades to railings; (2) replacing doors to increase width to code minimum; (3) upgrading the parking lot to meet ADA requirements; (4) installing an elevator for second floor access; (5) widening the east elevation sidewalk; and (6) realigning restrooms on the first and second floor to meet ADA requirements.

The Energy and Water Conservation scope of work includes: (1) replacing all windows with dual glazed Low E glass; (2) replacing the HVAC system with an energy efficient system; (3) diverting storm water to the storm drain system; and (4) replacing lighting with LED fixtures.

The cost calculation assumed that all minimum code requirements will be met.[5] The necessary renovations to complete the established scope of work are itemized in the three tables included as Attachment 1 to this report. The first table, located on page 9 of the report, identifies the project subtotals for work as divided into 9 subcategories. The second table, spanning pages 10-12 contains an itemized list of each task and required materials to complete the renovations. Finally, table 3 provides a detailed cost estimate for each of the itemized task items on table 2, including required hours per unit, total hours, and cost per square foot. (See table 3 on pages 13-31.)

[5] While it is possible that some of the items estimated could get a waiver from one agency, it is unlikely that all agencies will agree to any specific item. There are some areas where ADA compliance may conflict with other building requirements. For example, the ADA report recommends widening of the East Sidewalk to 5 feet. However, this change would reduce the access drive width. This creates a conflict between the minimum roadway requirement and the ADA sidewalk width requirement. One of the controlling agencies will be required to waive the code requirement to achieve compliance.

As noted in the reports above, a number of major renovations are required to bring the Barry Building into compliance with the ADA, the Building Code, and to ensure the Building is safe for occupancy. For example, the structural work required (including seismic upgrades) would cost approximately $4.5 million; bringing tenant spaces into compliance (including modifying doorways and windows) would cost approximately $2 million; abatement of asbestos, lead paint and other hazardous materials would cost $1.5 million; and installing an elevator to make the second story accessible per the ADA would cost approximately $850,000. (See page 9 for all subtotals.) **The total projected cost for these and the other identified required improvements is $12,818,000**.[6]

III. Revenue Analysis

In addition to estimating the total cost associated with renovating the Barry Building for occupancy, an additional analysis was conducted to determine the maximum revenue that would be generated from a rehabilitated Barry Building and compared that potential revenue against the costs of renovating and leasing the Barry Building.

2. Barry Building Land Residual Analysis, CBRE, Inc. (March 2023)

CBRE prepared a pro forma regarding the land residual value for the Barry Building project, provided here as Attachment G. "Residual land value" is a method for calculating the value of development land. In general terms, residual land value is determined by subtracting all of the expenses and costs associated with an improvement project from the total value of the improved property (referred to as "Gross Development Value" or GDV).[7] Gross development value estimates the value of the property upon completion and lease of a completed project. This is an estimate of what a property will be worth upon refinance or re-sale.

First, CBRE evaluated Alternative 2 of the DEIR (the "Preservation Alternative" or *Land Residual Analysis (Remodel)*), which would involve seismic retrofitting of the existing Barry Building, and the ADA upgrades and Building Code compliance renovations identified in the Hill International Report (Attachment F, discussed above). This alternative estimates a total of an approximate 12,800 square feet of retail uses (and includes some common areas like bathrooms).

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[6] This estimate does *not* take into consideration legal fees, finance costs, or tenant improvements. Hill International's estimate considers approximately 12,800 square feet of leasable space as identified in the DEIR, plus an additional 1,156 square feet of restrooms, mechanical / electric spaces and 1,478 of common spaces including an elevated walkway, main breezeway, and back breezeway into the courtyard which would also require some renovation under the ADA and/or Building Code. The total square footage considered is 15,434. See page 8 of Attachment F.

[7] This is done by subtracting from the total value of a development, all costs associated with the development, including profit but excluding the cost of the land.

To perform the land residual analysis, CBRE analyzed the costs of construction as of November 2022, and evaluated office, retail, and land sale comparable data (or "comps") to the Barry Building and the costs associated with necessary renovations per the Hill International Report. This data is included with the attached pro forma. CBRE was able to estimate the annual projected rent for the renovated Building (assuming ADA, seismic, and Building Code compliance as discussed above). 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.

To determine the residual land value, expenses and costs associated with construction are totaled, and then the full suite of costs is subtracted from the Gross Development Value of $11,361,308. 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.[8] Total costs of Alternative 2 are estimated at $17,024,961. Note that some costs associated with the development, property taxes, insurance, and certain maintenance fees are reimbursed by building tenants, and thus are not included. (These reimbursable expenses are tabulated on page 3 of Attachment G.)

Thus, preserving the Barry Building per Alternative 2, the residual land value is $11,361,308 minus $17,024,961, or negative $5,663,653. This proposed project alternative returns a negative valuation. That is, the total costs of the necessary renovations and preparing the Barry Building for lease are greater than the value of the renovated property.

In addition, CBRE prepared a pro forma valuation based on Alternative 3 of the DEIR (the "Partial Preservation with New Construction Alternative" or *Land Residual Analysis (Remodel + Annex)*), which would involve renovation and preservation of most of the existing Building and construct an additional annex on the on the remaining portion of the Project Site. As explained in the Alternatives Section of the DEIR, Alternative 3 would preserve the south, east, and west wings of the Barry Building, the courtyard, and the south façade of the north wing, and would include the seismic retrofit, ADA upgrades, Building Code compliance, and energy efficiency upgrades. In addition, Alternative 3 would include the construction of a new building behind (north of) the existing building (referred to as the annex). To accommodate the new construction, Alternative 3 would involve demolition of the building volume behind the south façade of the north wing (approximately 25% of the existing building's square footage). This alternative was selected to evaluate because of all of the alternatives that include preservation of the existing Barry Building, it provides for the maximum income potential for the Property. In total, Alternative 3 would include approximately 19,771 square feet of office and retail uses.

[8] Calculating residual land value requires consideration of gross development value, and that gross development value is the total development cost inclusive of the developer's profit.

Under this alternative, CBRE determined that estimated gross annual rental income of the total leasable space would be $1,049,100, and the value of the property at completion is approximately $15,912,339. Subtracting total costs of $19,646,307 (which includes the cost to construct the new annex, and costs of renovation adjusted for the retained leasable square footage,[9] and costs of demolition) from the Gross Development Value of $15,912,339 returns a negative valuation of $3,733,908.

Thus, under Alternative 3 which offers the highest possible revenue for the preserved Barry Building by expanding leasable space, the residual land value is still negative. Even under Alternative 3 the total costs of the necessary renovations and retrofitting to prepare the Barry Building for lease are greater than the value of the renovated property.

It is important to note that for a project of this scale, a standard developer profit of 18% of the project value[10] is assumed to account for the developers' investment of time and money into the project, as well as the assumption of the risks associated with a development project. Here, developer profit here is estimated at $2,045,035 under Alternative 2 and $2,864,232 under Alternative 3 (which corresponds to approximately 18% of GDV). Even if developer profit was completely foregone from this analysis, the residual land value under *either* alternative would be negative. Thus, the land valuation would *still* be negative even if a developer took on the project for zero profit.

In conclusion, preserving and renovating the Barry Building is not economically feasible.

Sincerely,

Edward J. Casey

[9] Costs of renovating the entire building were reduced on a pro rata basis to account for only the portion of the building that would be retained and thus require renovation.

[10] According to CBRE, a standard acceptable developer profit, depending on the project, is generally between 16% and 20% of development costs. However, many developers may build a target gross margin of closer to 35% into their project pro forma.

Attachment F

Hill International

Hill International (Arizona) Inc.
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Phoenix, AZ 85016
Tel: 602-778-9888
www.hillintl.com

Date: November 2, 2022

Greg Berlin | Alston & Bird LLP

Senior Associate | Environment, Land Use and Natural Resources
333 South Hope Street | 16th Floor | Los Angeles, CA 90071
213.576.2526 Direct | 562.547.3051 Cell | 213.576.1100 Fax
Greg.berlin@alston.com | www.alston.com

Dear Mr. Berlin

Subject: Barry Building Renovations

This report estimates projected costs associated with implementing numerous upgrades to the Barry Building, including seismically retrofitting the building, and implementing building code and ADA upgrades. The projected cost for this work is $12,818,000.

This report is divided in to two sections:

Section 1 - Estimate Methodology and source documentation

Section 2 - Estimate of projected costs - Repair matrix

Section 1 - Estimate Methodology and source documentation

Estimate methodology

The estimate analysis was isolated into three major categories listed below by priority:

- Structural / Life safety - Building Code Compliance
- ADA Access
- Energy savings as required by code

For each item listed above every construction element identified in the following reports:

- *11973 San Vicente Boulevard, ASCE 41-13 Seismic Assessment* by Englekirk Structural Engineers Seismic Assessment
- *Project Impacts Assessment, 11973 San Vicente Boulevard* by Historic Resources Group
- *Barry Building ADA Update Requirements* by Gruen Associates
- A site visit by James Oswell on March 7, 2019.

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.

This document has two attachments that identify the impact and effect of the repairs on the project as a whole and the cost associated with the repairs, see Section 2.

Example-1 - Electrical Installations

The ADA report by Gruen identified several if not all electrical outlets and switches were not at the proper height. The photos provided verified this to be the case. What was not identified was the fact that all of the outlets do not meet electric code requirements as the outlets do not have a ground and the restrooms do not have ground-fault circuit interrupter ("GFCI") protection. This means that the ADA requirement for height is superseded by a building code compliance requirement. When you consider when the building was built there is a strong possibility that the wire used has an asbestos insulation we arrive at a point where all electrical wire in the building must be removed and replaced.

Example-2 - Building Access

The ADA report goes into great detail regarding building access with respect to opening width, door swings, elevation of door handles, etc. The reality is that due to the date of original construction all doors and window frames are covered with lead paint which means the abatement would be required prior to relocating the hardware and patching the existing hardware locations. It is far cheaper to replace the doors than to remove the lead paint and patch the existing door pull openings. Once again, the ADA requirement is superseded by a building code / building safety requirement. The June 2021 Gruen report identifies the need for an additional second elevator that is included in the revised project costs.

Example-3 - Railing Modifications

As part of the building access recommendations were modifications to the handrails at the existing stairs and the second floor railings. These recommendations were made from a perspective of Historical preservation only and the means and methods were not considered. The recommendations made are not constructible as there is no way of welding additional steel elements to 60-year-old steel pipe. The only way to achieve what is required is to replace all railings with what is required by code.

Example-4 - Access and Drop-off requirements

In the ADA report, recommendations were made to provide a drop-off area on San Vicente Boulevard and to widen the sidewalk located on the East side of the building. The drop-off area on San Vicente Boulevard is most likely not possible as it would create a pinch point at the front of the building. The proposed drop-off area would improve ADA access to the building but at the same time impede foot traffic in front of the building. Approval by building department would be required. Widening the sidewalk to the East of the building would decrease the width of the driveway from approximately 21 feet to 18 feet which would create very narrow drive lanes accessing the parking area at the back of the building. Both of these recommendations may improve ADA access but would most likely not get through the plan check process.

Section 2 - Estimate of projected costs - Repair matrix

This document is accompanied by two attachments:

Attachment 1 - Estimate supporting documentation

Attachment 2 - Repair Matrix "Graphic showing the interrelationship between the various repair items " Please note that the ability to cross reference between the two reports is accomplished by using the Work Breakdown Structure (WBS) code number found at the beginning of each item in the estimate and the corresponding WBS number in the Repair Matrix. It should be noted that not all references are included in

the matrix. The repair matrix is provided as a general overview with references to the major categories in the estimate.

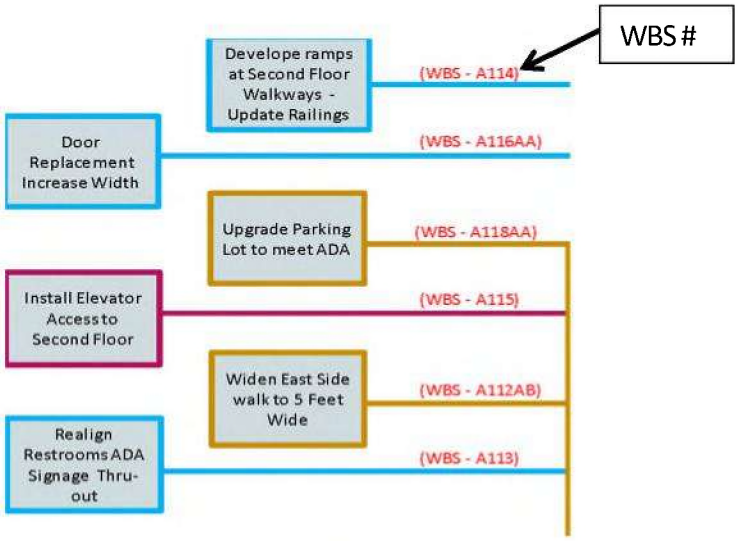
Estimate WBS

Code	Description	Total Labor	Total Materials	Total Equipment	Total
A1	BARRY BUILDING STRUCTURAL AND ADA UPGRADE	$3,865,544	$4,952,883	$1,334,228	$10,152,655
A111	STRUCTURAL	$2,030,704	$1,716,506	$662,256	$4,409,466
A111AA	ROOF	$168,996	$129,592	$65,923	$364,510
A111AA11	DEMO ROOF	$41,152	$11,619	$12,050	$64,821

WBS #

Matrix WBS

The repair work is separated into three code compliant categories



Analysis

- Structural / Life safety - Building Code Compliance
- ADA access
- Energy and Water conservation

These items were identified in consultant reports, identified on page 1, that will be supplied under a separate attachment. The assumption is that the work required is code minimum requirements that will require a separate waiver from all governing agencies for each item that will not be required. It is possible that some of the items estimated could get a waiver from one agency but it is unlikely that all agencies will agree to any specific item.

Example 1 - ADA Access Versus Access Drive width

One conflicting recommendation is identified in the ADA report is the widening of the East Sidewalk to 5 feet in width. The impact of this change would be the reduce the access drive width to 17 to 18 feet in width. This creates a conflict between the minimum roadway requirement and the ADA sidewalk width requirement. One of the controlling agencies will be required to wave the code requirement. The reasonable assumption is that if the project were to go forward minimum code compliance will be required in order to bring the building back to service.

The matrix provided in attachment provides an outline of the work required and the impact and effect of each item on the project as a whole. Understandably the work is complicated, and the main intent is to bring the building up to code with the minimum impact on the perceived historical nature of the building. In some cases, the historical nature of the project will be impacted as a result of code required work; this is due primarily to the structural modifications to the South building elevation, which includes installation of two-story steel moment resistant frames at the south wing where no continuous shear wall may be feasible. The steel moment resisting frames would consist of new wide flange steel columns, wide flange steel beams, and new concrete footings.

Examples:

The south elevation at the courtyard entry will require complete demolition as the pipe columns supporting the second floor do not meet seismic standards. In addition, an elevator shaft will need to be incorporated into the structure to accommodate the ADA requirements for accessibility to the second floor for those who cannot use the stairs. This work will require the demolition of the second-floor structure, removal for the stair railing and elevated walk way, realignment of the South Stairway and the ultimate reconstruction of all of these items and the ancillary work associated with this repair.

The second-floor walkway and railing does not meet code requirements. In order to address this issue ramps will need to be added to the second floor walkway at four locations where there are steps. This modification will impact the existing railing height, the location of second floor entry doors. In addition, the railing not impacted by the ramp requirement is not to code either in height or the spacing of vertical members. The net result is that ramps will need to be added at four locations and all second floor and stair railings will need to be replaced.

The Estimate and Matrix have been subdivided into three categories with the subcategories as follows:

- Structural / Life safety - Building Code Compliance
    - Abatement
    - Structural upgrades
    - Upgrades to steel stairs and railings
    - Fire Protection
    - Replacement of HVAC System
    - Electrical System Upgrade

ADA access code requirements

- Develop ramps at second floor walkways - Upgrade railings
- Door replacement - increase width to code minimum
- Upgrade parking lot to meet ADA requirements
- Install elevator for second floor access
- Widen East elevation sidewalk
- Realign restrooms on first and second floor to meet ADA

Energy - Water conservation requirements

- Replace all windows with dual glazed Low E glass
- Replace HVAC system with energy efficient system located in 2 HR rated enclosure
- Divert storm water to storm drain system
- Replace lighting with LED fixtures

Itemized list of work required

A1	BARRY BUILDING STRUCTURAL AND ADA UPGRADE
A111	STRUCTURAL
A111AA	ROOF
A111AB	2ND STORY FLOOR
A111AC	NEW 2-STORY STEEL MOMENT FRAME
A111AD	2-STORY SHEAR WALL
A111AE	STRENGTHEN EXISTING 2-STORY SHEAR WALL
A111AF	SHEAR WALL ON INT OF EXT WALL
A111AG	DEMO & RESTORE CEILINGS
A111AH	MEP- FP - OUTLETS - LIGHTS - GRILLS – DUCTWORK
A111AI	REPLACE PLATE DAMAGED BY MOISTURE & TERMITES IST FLOOR
A112	ACCESSIBLE PATH
A112AA	COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS
A112AB	WIDEN SIDEWALKS TO 5’ AT THE EAST ELEVATION
A112AC	MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION
A112AD	FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS
A112AE	CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP
A112AF	POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)
A112AG	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)
A113	PLUMBING
A113AA	UPGRADE THE MEN’S ROOM FLOOR TO COMPLIANCE
A113AB	UPGRADE WOMEN’S ROOM ON 2ND FLOOR TO COMPLIANCE
A113AC	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR
A113AD	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR
A113AE	CODE COMPLIANT SIGNS FOR RESTROOMS
A113AF	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE
A113AG	PLUMBING INFRASTRUCTURE
A114	STAIRS AND BALCONY RAILING
A114AA	ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER
A114AB	ADD CONTRASTING STRIPE AT EACH RISER
A114AC	REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES
A114AD	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS
A114AE	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS
A115	VERTICAL TRANSPORTATION
A115AA	DEVELOP VERTICAL TRANSPORTATION
A115AB	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY
A116	TENANT SPACE
A116AA	WIDEN ALL TENANT DOORWAYS
A116AB	MODIFY LANDING TO NECESSARY DOORS
A116AC	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS

A116AD	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W
A116AE	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES
A116AF	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR
A116AG	LEVER DOOR HANDLES
A116AH	WINDOW REPLACEMENT
A116AI	REPLACE EXTERIOR WALL FINISHES
A117	ABATEMENT
A117AA	ABATEMENT
A118	SITE IMPROVEMENTS
A118AA	SITE IMPROVEMENTS
B1	OWNER'S COSTS
B111	OWNER'S COSTS
B111AA	OWNER'S COST

Projected Cost

The projected cost for the Barry Building repairs and upgrades required to bring the building up to current building codes is $12,818,000 as of November 2022.

Building area calculations

First Floor	7,142 BSF
Second Floor	7,142 BSF
Second Floor Balcony / walkway	1,150 BSF
Total Area	**15,434 BSF**

Midpoint of construction is assumed to be January 2024

Labor Rates used "Davis Bacon / Los Angeles County - September 1, 2022

Markups included in estimate for Subcontractors based on current markup conditions

Subcontractor Overhead - GC'S	6.5%
Bond	1.1%
Profit on Labor	12.0%
Profit on Material	10.0%
Profit on Equipment	7.5%
Liability Insurance	2.1%
Mobilization - Demobilization	3.5%

Markups included in estimate for General Contractor based on current markup conditions

General Conditions	10.0%
Prime Home Office Overhead	3.5%
Prime Profit	10.0%
Bond	0.8%
Miscellaneous Taxes	1.1%
CQC	1.0%
Builders Risk	0.4%
Insurance	2.1%
Escalation to June 2022	6.8%

Exclusions:

Legal fees associated with upgrade requirements

Finance costs

Tenant improvements to meet the needs of future tenants

- Partitioning within the open shell
- Floor coverings
- T-bar acoustic Ceilings
- IT upgrades
- Phone and communication systems
- Security systems
- Landscaping & courtyard upgrades
- San Vincente drop-off development
- Site lighting
- Signage improvements
- Special permitting

Unforeseen conditions or items not specifically addressed in estimate

Schedule assumptions

Due to the nature of this project the projected bid date for this project is assumed to be June

2023 with projected duration of 12 months.

Senior Consultant Hill International Inc. - Professor ASU "Advanced Building Estimating"

James N. Oswell, Jr., CCP, has more than 45 years of professional experience in construction cost. He is an industry expert in cost estimating, budget analysis and cost forecasting. Jim's unique approach to integrating cost and schedule data enhances the project management, value engineering and enriches project efficiencies. His expertise covers claims avoidance, constructability reviews, claims review and resolution and change order request analysis and reconciliation for a wide range of projects including education, general building, government, hospitals and heavy civil construction projects. In addition to cost services, he specializes in escalation forecasting services for large construction programs, including services to notable clients such as U.S. Army Corps of Engineers, Naval Facilities Engineering Command (NAVFAC), and Office of the Capitol Architect, Washington, DC, Port of Long Beach, and Seattle school district and State of California department of corrections.

For additional Questions please call:

Louis Rivera

480-798-9629 - Cell

Attachments – Estimate Reports

B-SYS BARRY BLDG 10_18_22_V7 - Estimate Summary
C-SYS BARRY BLDG 10_18_22_V7 - Construction System Summary
E-SYS BARRY BLDG 10_18_22_V7 - Estimate Detail

Hill International

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AZ Contractor's License Number
ROC 289497

March 13, 2023

Gina M. Angiolillo
Senior Associate
Alston & Bird
333 South Hope Street
Los Angeles, CA 90071

Subject: Barry Building Area

Dear Ms. Angiolillo,

Gina, your assumption is correct.
The total building area impacted by construction is 15434 SF.
The leasable space at 12,800 sf does not include square footage for common-use restrooms and mechanical rooms (13956 – 12800) = 1156 sf "Restrooms and Mechanical /electrical spaces."
The balance (15434 – 13956) =1478 sf, includes Perimeter elevated walkway, main breeze way, and back breeze way going from courtyard to parking area.

Louis Rivera

Louis Rivera
Director of Estimating
Hill International

Hill International

B--System Report REV 2
SUBMITTAL: CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION: Nov. 5 2003
ESTIMATE SAVED AS: BARRY BLDG ADA UPGRADE_10_18_22_V7.PWS

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 2 November 2022
Page 1 OF 1

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00 SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $13,000,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022
BID DATE: JAN 2023

WBS CODE	DESCRIPTION	COST/PROJECT UOM BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
			BARRY BUILDING, PROJECT TOTALS					**12,818,000**
		****PROJECT SUBTOTALS****		4,952,883	3,865,544	1,334,228	2,665,320	12,817,975
BASE BID		***657.81/SF***	***15434@ 657.81BSF***	***4,952,883***	***3,865,544***	***1,334,228***	***0***	***10,152,655***
-BARRY BUILDING STRUCTURAL AND ADA UPGRADE		657.81/SF	15434@ 657.81BSF	**4,952,883**	**3,865,544**	**1,334,228**	**0**	**10,152,655**
A111	STRUCTURAL	285.70/SF	15434@ 285.70BSF	1,716,506	2,030,704	662,256	0	4,409,466
A112	ACCESSIBLE PATH	32.70/SF	15434@ 32.70BSF	301,551	118,822	84,293	0	504,665
A113	PLUMBING	15.58/SF	15434@ 15.58BSF	143,518	58,306	38,698	0	240,522
A114	STAIRS AND BALCONY RAILING	7.81/SF	15434@ 7.81BSF	78,016	37,459	5,030	0	120,505
A115	VERTICAL TRANSPORTATION	56.22/SF	15434@ 56.22BSF	655,097	177,337	35,284	0	867,717
A116	TENANT SPACE	125.48/SF	15434@ 125.48BSF	1,141,923	624,222	170,565	0	1,936,710
A117	ABATEMENT	100.27/SF	15434@ 100.27BSF	616,777	674,952	255,887	0	1,547,616
A118	SITE IMPROVEMENTS	34.05/SF	38811@ 13.54SF	299,495	143,742	82,216	0	525,453
OWNER'S COSTS		***172.69/SF***	***10152655@ 0.26TC$***	***0***	***0***	***0***	***2,665,320***	***2,665,320***
-OWNER'S COSTS		172.69/SF	10152655@ 0.26TC$	**0**	**0**	**0**	**2,665,320**	**2,665,320**
B111	OWNER'S COSTS	172.69/SF	10152655@ 0.26TC$	0	0	0	2,665,320	2,665,320

C--Assembly Category Report
SUBMITTAL: CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION: Nov. 5 2003
ESTIMATE SAVED AS: BARRY BLDG ADA UPGRADE_10_18_22_V7.PWS

Hill International

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 11/02/2022
Page: 1 OF 3

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $13,000,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022

WBS CODE	DESCRIPTION	COST/WBS BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
			BARRY BUILDING, PROJECT TOTALS					**12,818,000**
	*****PROJECT SUBTOTALS****			4,952,883	3,865,544	1,334,228	2,665,320	12,817,975
BASE BID		**657.81/SF**	**15434@ 657.81BSF**	**4,952,883**	**3,865,544**	**1,334,228**	**0**	**10,152,655**
-BARRY BUILDING STRUCTURAL AND ADA UPGRADE		**657.81/SF**	**15434@ 657.81BSF**	**4,952,883**	**3,865,544**	**1,334,228**	**0**	**10,152,655**
A1 STRUCTURAL		**285.70/SF**	**15434@ 285.70BSF**	**1,716,506**	**2,030,704**	**662,256**	**0**	**4,409,466**
A111 ROOF		23.62/SF	7142@ 51.04SF	129,592	168,996	65,923	0	364,510
A111AA	DEMO ROOF	4.20/SF	7142@ 9.08SF	11,619	41,152	12,050	0	64,821
A111AA	NEW 3/4" PLYWOOD ROOF SHEATHING	7.38/SF	7142@ 15.94SF	33,068	59,544	21,265	0	113,877
A111AA	NEW ROOF	12.04/SF	7142@ 26.02SF	84,905	68,300	32,607	0	185,812
A111 2ND STORY FLOOR		13.38/SF	7142@ 28.91SF	44,687	128,449	33,316	0	206,452
A111AB	DEMO FLOOR DECKING FLOOR COVERINGS	6.00/SF	7142@ 12.96SF	11,619	68,906	12,050	0	92,574
A111AB	NEW 3/4" PLYWOOD FLOOR SHEATHING	7.38/SF	7142@ 15.94SF	33,068	59,544	21,265	0	113,877
A111 NEW 2-STORY STEEL MOMENT FRAME		20.86/SF	7142@ 45.07SF	121,310	102,670	97,932	0	321,911
A111AC	FOUNDATIONS	0.53/SF	6@ 1370.15EA	4,955	2,253	1,012	0	8,221
A111AC	DEMO OF SOG AT ENTRY	2.31/SF	1200@ 29.68SF	5,556	9,817	20,247	0	35,620
A111AC	SOG REPLACEMENT	2.20/SF	1200@ 28.34SF	15,918	13,679	4,407	0	34,004
A111AC	DEMO STRUCTURE	4.91/SF	1200@ 63.14SF	19,522	21,708	34,539	0	75,769
A111AC	W12x96 (8 EA TOTAL)	3.83/SF	119@ 496.25LF	24,303	20,011	14,740	0	59,053
A111AC	W14x132	4.82/SF	150@ 496.25LF	30,634	25,224	18,580	0	74,437
A111AC	RESTORE STRUCTURE @ ENTRY	2.26/SF	1200@ 29.01SF	20,423	9,978	4,407	0	34,807
A111 2-STORY SHEAR WALL		37.29/SF	245@ 2349.35LF	286,598	198,002	90,992	0	575,592
A111AD	SLAB DEMO	2.83/SF	1470@ 29.68SF	6,806	12,026	24,803	0	43,635
A111AD	SHEAR WALL FOUNDATIONS	5.44/SF	245@ 342.54LF	50,587	23,000	10,334	0	83,922
A111AD	SOG REPLACEMENT	2.70/SF	1470@ 28.34SF	19,499	16,757	5,398	0	41,655
A111AD	NEW 2-STORY SHEAR WALL	10.95/SF	245@ 689.75LF	88,910	52,116	27,964	0	168,990
A111AD	DRYWALL - FINISHES	10.00/SF	12250@ 12.60SF	84,312	57,848	12,158	0	154,318
A111AD	WALL DEMO	5.38/SF	6125@ 13.56SF	36,484	36,254	10,334	0	83,073
A111 STRENGTHEN EXISTING 2-STORY SHEAR WALL		17.87/SF	198@ 1392.61LF	126,736	117,558	31,443	0	275,736
A111AE	STRENGTHEN EXISTING 2-STORY SHEAR WALL	5.44/SF	4950@ 16.95SF	29,113	41,508	13,265	0	83,886
A111AE	WALL DEMO	4.35/SF	4950@ 13.56SF	29,485	29,299	8,352	0	67,136
A111AE	DRYWALL - FINISHES	8.08/SF	9900@ 12.60SF	68,138	46,751	9,826	0	124,714
A111 SHEAR WALL ON INT OF EXT WALL		19.95/SF	7142@ 43.11SF	133,703	135,889	38,278	0	307,869
A111AF	NEW 2-STORY SHEAR WALL	7.84/SF	7142@ 16.95SF	42,006	59,888	19,139	0	121,033
A111AF	WALL DEMO	6.28/SF	7142@ 13.56SF	42,542	42,274	12,050	0	96,866
A111AF	DRYWALL - FINISHES	5.83/SF	7142@ 12.60SF	49,155	33,727	7,088	0	89,970
A111 DEMO & RESTORE CEILINGS		25.54/SF	15434@ 25.54BSF	198,159	154,723	41,359	0	394,242
A111AG	CEILING DEMO	12.33/SF	15434@ 12.33bSF	91,934	72,323	26,041	0	190,298
A111AG	DRYWALL - FINISHES	13.21/SF	15434@ 13.21BSF	106,226	82,400	15,318	0	203,944
A111 MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTWORK		108.19/SF	15434@ 108.19BSF	552,480	936,428	180,855	0	1,669,762
A111AH	ELECTRICAL	23.06/SF	15434@ 23.06BSF	243,354	86,534	26,041	0	355,928
A111AH	MECHANICAL	63.16/SF	15434@ 63.16BSF	93,592	752,516	128,726	0	974,835
A111AH	FIRE PROTECTION	21.96/SF	15434@ 21.96BSF	215,534	97,378	26,087	0	338,999
A111 REPLACE PLATE DAMAGED BY MOISTURE & TERMITES IST FLOOR		19.01/SF	250@ 1173.57LF	123,242	87,991	82,160	0	293,393
A111AI	DEMO REQUIRED TO REPLACE PLATE	6.74/SF	250@ 415.92LF	16,406	34,907	52,667	0	103,980
A111AI	REPLACE PLATE - STUDS - PLASTER	9.20/SF	250@ 568.16LF	69,295	47,720	25,026	0	142,041
A111AI	REINFORCE STUD - TOP PLATE CONNECTION	3.07/SF	5000@ 9.47LF	37,541	5,365	4,466	0	47,372
A1 ACCESSIBLE PATH		**32.70/SF**	**15434@ 32.70BSF**	**301,551**	**118,822**	**84,293**	**0**	**504,665**
A112 COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS		25.87/SF	34881@ 11.45SF	249,212	89,550	60,509	0	399,271
A112AA	AC OVERLAY - CO-PLANE	25.27/SF	34881@ 11.18SF	244,436	86,724	58,853	0	390,013
A112AA	RESTRIPE - SIGNAGE	0.60/SF	90@ 102.86STALLS	4,775	2,827	1,655	0	9,258
A112 WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION		3.90/SF	135@ 445.66LF	18,617	19,735	21,813	0	60,165
A112AB	WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION	3.90/SF	135@ 445.66LF	18,617	19,735	21,813	0	60,165
A112 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION		2.17/SF	3@ 11167.28EA	26,279	5,734	1,489	0	33,502
A112AC	MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	2.17/SF	3@ 11167.28EA	26,279	5,734	1,489	0	33,502
A112 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		0.19/SF	12@ 247.52LF	1,952	911	107	0	2,970
A112AD	FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	0.19/SF	12@ 247.52LF	1,952	911	107	0	2,970
A112 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX 3 LF)		0.05/SF	3@ 279.11LF	285	463	89	0	837
A112AE	CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX 3 LF)	0.05/SF	3@ 279.11LF	285	463	89	0	837
A112 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)		0.10/SF	6@ 247.52LF	976	455	54	0	1,485
A112AF	POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	0.10/SF	6@ 247.52LF	976	455	54	0	1,485

C--Assembly Category Report
SUBMITTAL: CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION: Nov. 5 2003
ESTIMATE SAVED AS: BARRY BLDG ADA UPGRADE_10_18_22_V7.PWS

Hill International

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 11/02/2022
Page: 2 OF 3

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $13,000,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022

WBS CODE	DESCRIPTION	COST/WBS BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
A112	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	0.42/SF	26@ 247.52LF	4,230	1,974	232	0	6,435
A112AG	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	0.42/SF	26@ 247.52LF	4,230	1,974	232	0	6,435
A1 PLUMBING		**15.58/SF**	**15434@ 15.58BSF**	**143,518**	**58,306**	**38,698**	**0**	**240,522**
A113	UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	2.18/SF	136@ 246.91SF	21,103	8,293	4,184	0	33,580
A113AA	UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	2.18/SF	136@ 246.91SF	21,103	8,293	4,184	0	33,580
A113	UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	1.84/SF	115@ 246.91SF	17,845	7,012	3,538	0	28,395
A113AB	UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	1.84/SF	115@ 246.91SF	17,845	7,012	3,538	0	28,395
A113	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	3.46/SF	180@ 296.97SF	36,941	10,975	5,538	0	53,454
A113AC	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	3.46/SF	180@ 296.97SF	36,941	10,975	5,538	0	53,454
A113	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	0.02/SF		205	61	31	0	297
A113AD	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	0.02/SF		205	61	31	0	297
A113	CODE COMPLIANT SIGNS FOR RESTROOMS	0.05/SF	4@ 193.03EA	601	144	28	0	772
A113AE	CODE COMPLIANT SIGNS FOR RESTROOMS	0.05/SF	4@ 193.03EA	601	144	28	0	772
A113	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	0.43/SF		5,506	699	367	0	6,572
A113AF	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	0.43/SF		5,506	699	367	0	6,572
A113	PLUMBING INFRASTRUCTURE	7.61/SF	15434@ 7.61BSF	61,318	31,123	25,011	0	117,451
A113AG	PLUMBING INFRASTRUCTURE	7.61/SF	15434@ 7.61BSF	61,318	31,123	25,011	0	117,451
A1 STAIRS AND BALCONY RAILING		**7.81/SF**	**15434@ 7.81BSF**	**78,016**	**37,459**	**5,030**	**0**	**120,505**
A114	ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	0.37/SF	40@ 141.37RISERS	3,504	1,635	516	0	5,655
A114AA	ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	0.37/SF	40@ 141.37RISERS	3,504	1,635	516	0	5,655
A114	ADD CONTRASTING STRIPE AT EACH RISER	0.09/SF	40@ 36.54EA	481	862	119	0	1,462
A114AB	ADD CONTRASTING STRIPE AT EACH RISER	0.09/SF	40@ 36.54EA	481	862	119	0	1,462
A114	REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES	2.81/SF	175@ 247.52LF	28,469	13,283	1,563	0	43,315
A114AC	REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES	2.81/SF	175@ 247.52LF	28,469	13,283	1,563	0	43,315
A114	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	3.16/SF	197@ 247.52LF	32,048	14,953	1,760	0	48,761
A114AD	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	3.16/SF	197@ 247.52LF	32,048	14,953	1,760	0	48,761
A114	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	1.38/SF	120@ 177.61LF	13,515	6,726	1,072	0	21,313
A114AE	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	1.38/SF	120@ 177.61LF	13,515	6,726	1,072	0	21,313
A1 VERTICAL TRANSPORTATION		**56.22/SF**	**15434@ 56.22BSF**	**655,097**	**177,337**	**35,284**	**0**	**867,717**
A115	DEVELOP VERTICAL TRANSPORTATION	54.57/SF		638,203	171,206	32,753	0	842,162
A115AA	ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS	54.57/SF	2@ 421081.00EA	638,203	171,206	32,753	0	842,162
A115	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY	1.66/SF	2@ 12777.62EA	16,894	6,131	2,531	0	25,555
A115AB	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY	1.66/SF	150@ 170.37SF	16,894	6,131	2,531	0	25,555
A1 TENANT SPACE		**125.48/SF**	**15434@ 125.48BSF**	**1,141,923**	**624,222**	**170,565**	**0**	**1,936,710**
A116	WIDEN ALL TENANT DOORWAYS	11.19/SF	40@ 4319.46EA	120,132	41,927	10,719	0	172,778
A116AA	WIDEN ALL TENANT DOORWAYS	11.19/SF	40@ 4319.46EA	120,132	41,927	10,719	0	172,778
A116	MODIFY LANDING TO NECESSARY DOORS	1.69/SF	15434@ 1.69BSF	16,268	7,182	2,581	0	26,031
A116AB	MODIFY LANDING TO NECESSARY DOORS	1.69/SF		16,268	7,182	2,581	0	26,031
A116	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	2.07/SF	15@ 2131.31EA	20,272	10,089	1,608	0	31,970
A116AC	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	2.07/SF	15@ 2131.31EA	20,272	10,089	1,608	0	31,970
A116	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	8.40/SF	30@ 4319.46EA	90,099	31,445	8,039	0	129,584
A116AD	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	8.40/SF	30@ 4319.46EA	90,099	31,445	8,039	0	129,584
A116	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	2.73/SF	25@ 1686.78EA	23,776	16,160	2,233	0	42,169
A116AE	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	2.73/SF	25@ 1686.78EA	23,776	16,160	2,233	0	42,169
A116	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	0.50/SF	40@ 193.02EA	6,007	1,436	278	0	7,721
A116AF	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	0.50/SF	40@ 193.02EA	6,007	1,436	278	0	7,721
A116	LEVER DOOR HANDLES	1.78/SF	75@ 366.37EA	25,340	1,616	521	0	27,478
A116AG	LEVER DOOR HANDLES	1.78/SF	75@ 366.37EA	25,340	1,616	521	0	27,478
A116	WINDOW REPLACEMENT	25.71/SF	2200@ 180.34SF	273,051	85,283	38,410	0	396,744
A116AH	WINDOW REPLACEMENT + 10 OPENABLE WINDOWS	25.71/SF	2200@ 180.34SF	273,051	85,283	38,410	0	396,744
A116	REPLACE EXTERIOR WALL FINISHES	71.42/SF	62928@ 17.52SF	566,977	429,083	106,176	0	1,102,235
A116AI	REPLACE EXTERIOR WALL FINISHES	71.42/SF	62928@ 17.52SF	566,977	429,083	106,176	0	1,102,235

C--Assembly Category Report
SUBMITTAL: CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION: Nov. 5 2003
ESTIMATE SAVED AS: BARRY BLDG ADA UPGRADE_10_18_22_V7.PWS

Hill International

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 11/02/2022
Page: 3 OF 3

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $13,000,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022

WBS CODE	DESCRIPTION	COST/WBS BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
A1	**ABATEMENT**	**100.27/SF**	**15434@ 100.27BSF**	**616,777**	**674,952**	**255,887**	**0**	**1,547,616**
A117	ABATEMENT	100.27/SF	15434@ 100.27BSF	616,777	674,952	255,887	0	1,547,616
A117AAA	BATEMENT - ASBESTOUS	17.63/SF	15434@ 17.63BSF	135,196	110,856	26,041	0	272,093
A117AAA	BATEMENT - LEAD PAINT	13.24/SF	15434@ 13.24BSF	110,089	68,219	26,041	0	204,349
A117AAA	BATEMENT - ELECTRICAL WIRE	10.11/SF	15434@ 10.11BSF	83,049	46,900	26,041	0	155,991
A117AAA	BATEMENT - BLACK MOLD	36.27/SF	15434@ 36.27BSF	0	391,140	168,632	0	559,772
A117AA	DUMP FEES	3.28/SF	30@ 1689.36LDS	50,681	0	0	0	50,681
A117AA	REMOVE PCB CONTAINING EQUIPMENT	19.74/SF	5@ 60946.08EA	237,762	57,837	9,131	0	304,730
A1	**SITE IMPROVEMENTS**	**34.05/SF**	**38811@ 13.54SF**	**299,495**	**143,742**	**82,216**	**0**	**525,453**
A118	SITE IMPROVEMENTS	34.05/SF	34881@ 15.06SF	299,495	143,742	82,216	0	525,453
A118AA	DIVERT RAIN WATER TO STORM DRAIN	10.62/SF	350@ 468.25LF	82,466	52,143	29,279	0	163,887
A118AA	UPGRADE PARKING LOT DRAINAGE	9.68/SF	3@ 49799.84EA	101,362	33,150	14,888	0	149,400
A118AA	WIDEN EAST SIDE WALKWAYY TO 5 FEET	4.39/SF	1500@ 45.16SF	39,043	20,595	8,099	0	67,736
A118AA	UPGRADE PARKING LOT TO MEET ADA	0.15/SF	4@ 589.51EA	1,251	829	278	0	2,358
A118AA	REPAIR & RESURFACE EAST ROADWAY	3.72/SF	2430@ 23.64SF	37,707	12,755	6,994	0	57,455
A118AA	SEWER LINE REPLACEMENT	5.48/SF	250@ 338.46LF	37,667	24,271	22,679	0	84,616
OWNER'S COSTS		**172.69/SF**	**10152655@ 0.26TC$**	**0**	**0**	**0**	**2,665,320**	**2,665,320**
-OWNER'S COSTS		**172.69/SF**	**10152655@ 0.26TC$**	**0**	**0**	**0**	**2,665,320**	**2,665,320**
B1	**OWNER'S COSTS**	**172.69/SF**	**10152655@ 0.26TC$**	**0**	**0**	**0**	**2,665,320**	**2,665,320**
B111	OWNER'S COST	172.69/SF	10152655@ 0.26TC$	0	0	0	2,665,320	2,665,320
B111AA	DESIGN	64.98/SF	10152655@ 0.10TC$	0	0	0	1,002,922	1,002,922
B111AA	PERMITS	13.92/SF	10152655@ 0.02TC$	0	0	0	214,912	214,912
B111AA	CONSTRUCTION MANAGEMENT	27.85/SF	10152655@ 0.04TC$	0	0	0	429,824	429,824
B111AA	CONTINGENCY @ 15%	65.94/SF	6784419@ 0.15TC$	0	0	0	1,017,663	1,017,663

E-SYS Estimate Detail Report
CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION DATE JULY 2002
ESTIMATE SAVED AS: BARRY BLDG ADA UPGRADE_10_18_22_V7.PWS

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 11/02/2022
Page No. 1

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00 SF
CONSTRUCTION FUNDS AVAILABLE: 13,000,000 USD
CURRENCY: DOLLARS

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022
BID DATE: JAN 2023

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
BARRY BUILDING BASE BIDA1 BARRY BUILDING STRUCTURAL AND ADA UPGRADE							
A1 STRUCTURAL							
REF COMPLETE							
A111 STRUCTURAL							
A111AA ROOF							
A111AA11 DEMO ROOF	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Demo Roof		0.92	3.20	0.98	0.00	5.10
SUB-111/111	0.043 hrs/unit 307 TOTAL HRS	7,142.00 SF	6,578	22,883	6,981	0	36,443
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		6,578	22,883	6,981	0	36,443
	Subcontractor Markups		1,655	6,278	1,558	0	9,490
	Prime Contractor Markups		3,385	11,991	3,511	0	18,888
TOTAL A111AA11 DEMO ROOF		307 HRS	11,619	41,152	12,050	0	64,821
7,142.00 SF	*Level Unit Cost-->*		*1.63*	*5.76*	*1.69*	*0.00*	*9.08*
A111AA12 NEW 3/4" PLYWOOD ROOF SHEATHING	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	New Plywood Decking		2.62	4.64	1.73	0.00	8.98
SUB-711/711	0.068 hrs/unit 486 TOTAL HRS	7,142.00 SF	18,722	33,110	12,320	0	64,152
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		18,722	33,110	12,320	0	64,152
	Subcontractor Markups		4,710	9,083	2,749	0	16,543
	Prime Contractor Markups		9,636	17,350	6,196	0	33,182
TOTAL A111AA12 NEW 3/4" PLYWOOD ROOF SHEATHING		486 HRS	33,068	59,544	21,265	0	113,877
7,142.00 SF	*Level Unit Cost-->*		*4.63*	*8.34*	*2.98*	*0.00*	*15.94*
A111AA13 NEW ROOF	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	New Roof		6.73	5.32	2.65	0.00	14.69
SUB-711/711	0.078 hrs/unit 557 TOTAL HRS	7,142.00 SF	48,071	37,979	18,891	0	104,941
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		48,071	37,979	18,891	0	104,941
	Subcontractor Markups		12,094	10,419	4,215	0	26,728
	Prime Contractor Markups		24,740	19,902	9,501	0	54,143
TOTAL A111AA13 NEW ROOF		557 HRS	84,905	68,300	32,607	0	185,812
7,142.00 SF	*Level Unit Cost-->*		*11.89*	*9.56*	*4.57*	*0.00*	*26.02*
SUBTOTAL A111AA ROOF			73,372	93,973	38,192	0	205,536
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.773*
TOTAL A111AA ROOF			129,592	168,996	65,923	0	364,510
A111AB 2ND STORY FLOOR							
A111AB11 DEMO FLOOR DECKING FLOOR COVERINGS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	2Nd Floor Decking		0.92	5.37	0.98	0.00	7.26
SUB-111/111	0.072 hrs/unit 514 TOTAL HRS	7,142.00 SF	6,578	38,316	6,981	0	51,875
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		6,578	38,316	6,981	0	51,875
	Subcontractor Markups		1,655	10,512	1,558	0	13,724
	Prime Contractor Markups		3,385	20,078	3,511	0	26,975
TOTAL A111AB11 DEMO FLOOR DECKING FLOOR COVERINGS		514 HRS	11,619	68,906	12,050	0	92,574
7,142.00 SF	*Level Unit Cost-->*		*1.63*	*9.65*	*1.69*	*0.00*	*12.96*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AB 2ND STORY FLOOR							
A111AB12	NEW 3/4" PLYWOOD FLOOR SHEATHING *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	New Plywood Decking		2.62	4.64	1.73	0.00	8.98
SUB-711/711	0.068 hrs/unit 486 TOTAL HRS	7,142.00 SF	18,722	33,110	12,320	0	64,152
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		18,722	33,110	12,320	0	64,152
	Subcontractor Markups		4,710	9,083	2,749	0	16,543
	Prime Contractor Markups		9,636	17,350	6,196	0	33,182
TOTAL A111AB12	NEW 3/4" PLYWOOD FLOOR SHEATHING	486 HRS	33,068	59,544	21,265	0	113,877
	7,142.00 SF *Level Unit Cost-->*		*4.63*	*8.34*	*2.98*	*0.00*	*15.94*
	SUBTOTAL A111AB 2ND STORY FLOOR		25,301	71,426	19,301	0	116,028
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.779*
	TOTAL A111AB 2ND STORY FLOOR		44,687	128,449	33,316	0	206,452
A111AC NEW 2-STORY STEEL MOMENT FRAME							
A111AC11	FOUNDATIONS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Concrete		467.61	208.81	97.75	0.00	774.17
SUB-311/311	2.8 hrs/unit 17 TOTAL HRS	6.00 CY	2,806	1,253	587	0	4,645
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		2,806	1,253	587	0	4,645
	Subcontractor Markups		706	344	131	0	1,180
	Prime Contractor Markups		1,444	657	295	0	2,395
TOTAL A111AC11	FOUNDATIONS	17 HRS	4,955	2,253	1,012	0	8,221
	6.00 EA *Level Unit Cost-->*		*825.91*	*375.52*	*168.73*	*0.00*	*1,370.15*
A111AC12	DEMO OF SOG AT ENTRY *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Slab Demo		2.62	4.55	9.78	0.00	16.95
SUB-311/311	0.061 hrs/unit 73 TOTAL HRS	1,200.00 SF	3,146	5,459	11,730	0	20,335
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		3,146	5,459	11,730	0	20,335
	Subcontractor Markups		791	1,498	2,617	0	4,906
	Prime Contractor Markups		1,619	2,861	5,900	0	10,379
TOTAL A111AC12	DEMO OF SOG AT ENTRY	73 HRS	5,556	9,817	20,247	0	35,620
	1,200.00 SF *Level Unit Cost-->*		*4.63*	*8.18*	*16.87*	*0.00*	*29.68*
A111AC13	SOG REPLACEMENT *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Slab On Grade Replacement		7.51	6.34	2.13	0.00	15.98
SUB-311/311	0.085 hrs/unit 102 TOTAL HRS	1,200.00 SF	9,012	7,607	2,553	0	19,172
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		9,012	7,607	2,553	0	19,172
	Subcontractor Markups		2,267	2,087	570	0	4,924
	Prime Contractor Markups		4,638	3,986	1,284	0	9,908
TOTAL A111AC13	SOG REPLACEMENT	102 HRS	15,918	13,679	4,407	0	34,004
	1,200.00 SF *Level Unit Cost-->*		*13.26*	*11.40*	*3.67*	*0.00*	*28.34*
A111AC14	DEMO STRUCTURE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Demo Structure		9.21	10.06	16.68	0.00	35.94
SUB-311/111	0.135 hrs/unit 162 TOTAL HRS	1,200.00 SF	11,053	12,071	20,010	0	43,134
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		11,053	12,071	20,010	0	43,134
	Subcontractor Markups		2,781	3,312	4,465	0	10,557
	Prime Contractor Markups		5,688	6,325	10,064	0	22,078
TOTAL A111AC14	DEMO STRUCTURE	162 HRS	19,522	21,708	34,539	0	75,769
	1,200.00 SF *Level Unit Cost-->*		*16.27*	*18.09*	*28.78*	*0.00*	*63.14*
A111AC15	W12x96 (8 EA TOTAL) *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Structural Steel		1.20	0.97	0.75	0.00	2.93
SUB-511/511	0.015 hrs/unit 171 TOTAL HRS	11,424.00 LBS	13,760	11,127	8,539	0	33,426
	* LINE ITEM ASSEMBLY Factor:96.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AC NEW 2-STORY STEEL MOMENT FRAME							
A111AC15 W12x96 (8 EA TOTAL)	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Subtotal Direct Costs		13,760	11,127	8,539	0	33,426
	Subcontractor Markups		3,462	3,053	1,905	0	8,420
	Prime Contractor Markups		7,081	5,831	4,295	0	17,207
TOTAL A111AC15 W12x96 (8 EA TOTAL)		171 HRS	24,303	20,011	14,740	0	59,053
119.00 LF	*Level Unit Cost-->*		*204.23*	*168.16*	*123.86*	*0.00*	*496.25*
A111AC16 W14x132	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Structural Steel		1.20	0.97	0.75	0.00	2.93
SUB-511/511	0.015 hrs/unit 216 TOTAL HRS	14,400.00 LBS	17,344	14,026	10,764	0	42,134
* LINE ITEM ASSEMBLY	Factor:96.0000						
	Subtotal Direct Costs		17,344	14,026	10,764	0	42,134
	Subcontractor Markups		4,363	3,848	2,402	0	10,613
	Prime Contractor Markups		8,926	7,350	5,414	0	21,690
TOTAL A111AC16 W14x132		216 HRS	30,634	25,224	18,580	0	74,437
150.00 LF	*Level Unit Cost-->*		*204.23*	*168.16*	*123.86*	*0.00*	*496.25*
A111AC17 RESTORE STRUCTURE @ ENTRY	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Restore Entry Structure		9.64	4.62	2.13	0.00	16.39
SUB-311/311	0.062 hrs/unit 74 TOTAL HRS	1,200.00 SF	11,563	5,548	2,553	0	19,664
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		11,563	5,548	2,553	0	19,664
	Subcontractor Markups		2,909	1,522	570	0	5,001
	Prime Contractor Markups		5,951	2,907	1,284	0	10,142
TOTAL A111AC17 RESTORE STRUCTURE @ ENTRY		74 HRS	20,423	9,978	4,407	0	34,807
1,200.00 SF	*Level Unit Cost-->*		*17.02*	*8.31*	*3.67*	*0.00*	*29.01*
SUBTOTAL A111AC NEW 2-STORY STEEL MOMENT FRAME			68,683	57,091	56,736	0	182,510
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.764*
TOTAL A111AC NEW 2-STORY STEEL MOMENT FRAME			121,310	102,670	97,932	0	321,911
A111AD 2-STORY SHEAR WALL							
A111AD11 SLAB DEMO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 6							
	Slab Demo		2.62	4.55	9.78	0.00	16.95
SUB-311/311	0.061 hrs/unit 90 TOTAL HRS	1,470.00 SF	3,854	6,687	14,369	0	24,910
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		3,854	6,687	14,369	0	24,910
	Subcontractor Markups		969	1,835	3,206	0	6,010
	Prime Contractor Markups		1,983	3,504	7,227	0	12,715
TOTAL A111AD11 SLAB DEMO		90 HRS	6,806	12,026	24,803	0	43,635
1,470.00 SF	*Level Unit Cost-->*		*4.63*	*8.18*	*16.87*	*0.00*	*29.68*
A111AD12 SHEAR WALL FOUNDATIONS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Concrete		467.61	208.81	97.75	0.00	774.17
SUB-311/311	2.8 hrs/unit 172 TOTAL HRS	61.25 CY	28,641	12,790	5,987	0	47,418
* LINE ITEM ASSEMBLY	Factor:0.2500						
	Subtotal Direct Costs		28,641	12,790	5,987	0	47,418
	Subcontractor Markups		7,206	3,509	1,336	0	12,050
	Prime Contractor Markups		14,740	6,702	3,011	0	24,454
TOTAL A111AD12 SHEAR WALL FOUNDATIONS		172 HRS	50,587	23,000	10,334	0	83,922
245.00 LF	*Level Unit Cost-->*		*206.48*	*93.88*	*42.18*	*0.00*	*342.54*
A111AD13 SOG REPLACEMENT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 6							
	Slab On Grade Replacement		7.51	6.34	2.13	0.00	15.98
SUB-311/311	0.085 hrs/unit 125 TOTAL HRS	1,470.00 SF	11,040	9,318	3,127	0	23,485
* LINE ITEM ASSEMBLY	Factor:1.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AD 2-STORY SHEAR WALL							
A111AD13 SOG REPLACEMENT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 6							
	Subtotal Direct Costs		11,040	9,318	3,127	0	23,485
	Subcontractor Markups		2,777	2,556	698	0	6,032
	Prime Contractor Markups		5,682	4,883	1,573	0	12,138
TOTAL A111AD13 SOG REPLACEMENT		125 HRS	19,499	16,757	5,398	0	41,655
1,470.00 SF	*Level Unit Cost-->*		*13.26*	*11.40*	*3.67*	*0.00*	*28.34*
A111AD14 NEW 2-STORY SHEAR WALL	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Shear Wall Incl Wood Framing - Plywood		8.22	4.73	2.65	0.00	15.59
	SUB-911/911 0.069 hrs/unit 423 TOTAL HRS	6,125.00 SF	50,339	28,980	16,201	0	95,519
	* LINE ITEM ASSEMBLY Factor:25.0000						
	Subtotal Direct Costs		50,339	28,980	16,201	0	95,519
	Subcontractor Markups		12,664	7,950	3,615	0	24,230
	Prime Contractor Markups		25,907	15,186	8,148	0	49,241
TOTAL A111AD14 NEW 2-STORY SHEAR WALL		423 HRS	88,910	52,116	27,964	0	168,990
245.00 LF	*Level Unit Cost-->*		*362.90*	*212.72*	*114.14*	*0.00*	*689.75*
A111AD15 DRYWALL - FINISHES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 50							
	Drywall		3.26	1.92	0.40	0.00	5.58
	SUB-911/911 0.028 hrs/unit 343 TOTAL HRS	12,250.00 SF	39,924	23,520	4,931	0	68,374
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
	SUB-991/991 0.012 hrs/unit 147 TOTAL HRS	12,250.00 SF	7,811	8,648	2,113	0	18,572
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		47,735	32,167	7,044	0	86,946
	Subcontractor Markups		12,009	8,825	1,572	0	22,406
	Prime Contractor Markups		24,567	16,856	3,543	0	44,966
TOTAL A111AD15 DRYWALL - FINISHES		490 HRS	84,312	57,848	12,158	0	154,318
12,250.00 SF	*Level Unit Cost-->*		*6.88*	*4.72*	*0.99*	*0.00*	*12.60*
A111AD16 WALL DEMO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 25							
	Wall Demo		3.37	3.29	0.98	0.00	7.64
	SUB-911/911 0.048 hrs/unit 294 TOTAL HRS	6,125.00 SF	20,656	20,160	5,987	0	46,803
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		20,656	20,160	5,987	0	46,803
	Subcontractor Markups		5,197	5,531	1,336	0	12,063
	Prime Contractor Markups		10,631	10,564	3,011	0	24,206
TOTAL A111AD16 WALL DEMO		294 HRS	36,484	36,254	10,334	0	83,073
6,125.00 SF	*Level Unit Cost-->*		*5.96*	*5.92*	*1.69*	*0.00*	*13.56*
SUBTOTAL A111AD 2-STORY SHEAR WALL			162,265	110,102	52,715	0	325,082
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
TOTAL A111AD 2-STORY SHEAR WALL			286,598	198,002	90,992	0	575,592
A111AE STRENGTHEN EXISTING 2-STORY SHEAR WALL							
A111AE11 STRENGTHEN EXISTING 2-STORY SHEAR WALL	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 25							
	Strengthen Existing 2-Story Shear Wall		3.33	4.66	1.55	0.00	9.55
	SUB-911/911 0.068 hrs/unit 337 TOTAL HRS	4,950.00 SF	16,483	23,081	7,685	0	47,249
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		16,483	23,081	7,685	0	47,249
	Subcontractor Markups		4,147	6,332	1,715	0	12,194
	Prime Contractor Markups		8,483	12,095	3,865	0	24,443
TOTAL A111AE11 STRENGTHEN EXISTING 2-STORY SHEAR WALL		337 HRS	29,113	41,508	13,265	0	83,886
4,950.00 SF	*Level Unit Cost-->*		*5.88*	*8.39*	*2.68*	*0.00*	*16.95*
A111AE12 WALL DEMO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 25							
	Wall Demo		3.37	3.29	0.98	0.00	7.64
	SUB-911/911 0.048 hrs/unit 238 TOTAL HRS	4,950.00 SF	16,694	16,292	4,839	0	37,825

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AE	**STRENGTHEN EXISTING 2-STORY SHEAR WALL**						
A111AE12	WALL DEMO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 25						
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		16,694	16,292	4,839	0	37,825
	Subcontractor Markups		4,200	4,470	1,080	0	9,749
	Prime Contractor Markups		8,591	8,537	2,434	0	19,563
TOTAL A111AE12 WALL DEMO		238 HRS	29,485	29,299	8,352	0	67,136
4,950.00 SF	*Level Unit Cost-->*		*5.96*	*5.92*	*1.69*	*0.00*	*13.56*
A111AE13	DRYWALL - FINISHES *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 50						
	Drywall		3.26	1.92	0.40	0.00	5.58
	SUB-911/911 0.028 hrs/unit	277 TOTAL HRS 9,900.00 SF	32,265	19,008	3,985	0	55,258
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
	SUB-991/991 0.012 hrs/unit	119 TOTAL HRS 9,900.00 SF	6,313	6,989	1,708	0	15,009
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		38,578	25,996	5,693	0	70,267
	Subcontractor Markups		9,706	7,132	1,270	0	18,108
	Prime Contractor Markups		19,854	13,622	2,863	0	36,340
TOTAL A111AE13 DRYWALL - FINISHES		396 HRS	68,138	46,751	9,826	0	124,714
9,900.00 SF	*Level Unit Cost-->*		*6.88*	*4.72*	*0.99*	*0.00*	*12.60*
SUBTOTAL A111AE STRENGTHEN EXISTING 2-STORY SHEAR WALL			71,755	65,370	18,216	0	155,340
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.775*
TOTAL A111AE STRENGTHEN EXISTING 2-STORY SHEAR WALL			126,736	117,558	31,443	0	275,736
A111AF	**SHEAR WALL ON INT OF EXT WALL**						
A111AF11	NEW 2-STORY SHEAR WALL *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Strengthen Existing 2-Story Shear Wall		3.33	4.66	1.55	0.00	9.55
	SUB-911/911 0.068 hrs/unit	486 TOTAL HRS 7,142.00 SF	23,783	33,302	11,088	0	68,172
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		23,783	33,302	11,088	0	68,172
	Subcontractor Markups		5,983	9,136	2,474	0	17,593
	Prime Contractor Markups		12,240	17,451	5,577	0	35,267
TOTAL A111AF11 NEW 2-STORY SHEAR WALL		486 HRS	42,006	59,888	19,139	0	121,033
7,142.00 SF	*Level Unit Cost-->*		*5.88*	*8.39*	*2.68*	*0.00*	*16.95*
A111AF12	WALL DEMO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Wall Demo		3.37	3.29	0.98	0.00	7.64
	SUB-911/911 0.048 hrs/unit	343 TOTAL HRS 7,142.00 SF	24,086	23,507	6,981	0	54,575
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		24,086	23,507	6,981	0	54,575
	Subcontractor Markups		6,060	6,449	1,558	0	14,066
	Prime Contractor Markups		12,396	12,318	3,511	0	28,225
TOTAL A111AF12 WALL DEMO		343 HRS	42,542	42,274	12,050	0	96,866
7,142.00 SF	*Level Unit Cost-->*		*5.96*	*5.92*	*1.69*	*0.00*	*13.56*
A111AF13	DRYWALL - FINISHES *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Drywall		3.26	1.92	0.40	0.00	5.58
	SUB-911/911 0.028 hrs/unit	200 TOTAL HRS 7,142.00 SF	23,276	13,713	2,875	0	39,864
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
	SUB-991/991 0.012 hrs/unit	86 TOTAL HRS 7,142.00 SF	4,554	5,042	1,232	0	10,828
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		27,831	18,754	4,107	0	50,691
	Subcontractor Markups		7,002	5,145	916	0	13,063
	Prime Contractor Markups		14,323	9,827	2,065	0	26,216
TOTAL A111AF13 DRYWALL - FINISHES		286 HRS	49,155	33,727	7,088	0	89,970
7,142.00 SF	*Level Unit Cost-->*		*6.88*	*4.72*	*0.99*	*0.00*	*12.60*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	SUBTOTAL A111AF SHEAR WALL ON INT OF EXT WALL		75,699	75,563	22,176	0	173,438
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.775*
	TOTAL A111AF SHEAR WALL ON INT OF EXT WALL		133,703	135,889	38,278	0	307,869
	A111AG DEMO & RESTORE CEILINGS						
	A111AG11 CEILING DEMO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Ceilingl Demo		3.37	2.61	0.98	0.00	6.96
SUB-911/911	0.038 hrs/unit 586 TOTAL HRS	15,434.00 SF	52,051	40,216	15,087	0	107,353
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		52,051	40,216	15,087	0	107,353
	Subcontractor Markups		13,095	11,033	3,366	0	27,494
	Prime Contractor Markups		26,788	21,074	7,588	0	55,450
	TOTAL A111AG11 CEILING DEMO	586 HRS	91,934	72,323	26,041	0	190,298
	15,434.00 bSF *Level Unit Cost-->*		*5.96*	*4.69*	*1.69*	*0.00*	*12.33*
	A111AG12 DRYWALL - FINISHES *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Drywall		3.26	2.26	0.40	0.00	5.92
SUB-911/911	0.033 hrs/unit 509 TOTAL HRS	15,434.00 SF	50,301	34,925	6,212	0	91,438
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
SUB-991/991	0.012 hrs/unit 185 TOTAL HRS	15,434.00 SF	9,841	10,895	2,662	0	23,399
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		60,142	45,820	8,875	0	114,837
	Subcontractor Markups		15,131	12,570	1,980	0	29,681
	Prime Contractor Markups		30,953	24,010	4,464	0	59,426
	TOTAL A111AG12 DRYWALL - FINISHES	695 HRS	106,226	82,400	15,318	0	203,944
	15,434.00 BSF *Level Unit Cost-->*		*6.88*	*5.34*	*0.99*	*0.00*	*13.21*
	SUBTOTAL A111AG DEMO & RESTORE CEILINGS		112,193	86,036	23,961	0	222,190
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A111AG DEMO & RESTORE CEILINGS		198,159	154,723	41,359	0	394,242
	A111AH MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTW						
	A111AH11 ELECTRICAL *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Electrical		8.93	3.12	0.98	0.00	13.02
SUB-161/161	0.038 hrs/unit 586 TOTAL HRS	15,434.00 SF	137,781	48,118	15,087	0	200,986
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		137,781	48,118	15,087	0	200,986
	Subcontractor Markups		34,663	13,201	3,366	0	51,230
	Prime Contractor Markups		70,910	25,215	7,588	0	103,712
	TOTAL A111AH11 ELECTRICAL	586 HRS	243,354	86,534	26,041	0	355,928
	15,434.00 BSF *Level Unit Cost-->*		*15.77*	*5.61*	*1.69*	*0.00*	*23.06*
	A111AH12 MECHANICAL *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1REF COMPLETE						
	Mechanical - Duct Work & Package Units		0.31	25.78	4.37	0.00	30.46
SUB-152/152	0.32 hrs/unit 4939 TOTAL HRS	15,434.00 SF	4,811	397,877	67,447	0	470,135
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Reconstruct Mechanical Rooms On 2 Floors 2 Hr Rated Assemblies		120.44	51.43	17.82	0.00	189.70
SUB-911/911	0.75 hrs/unit 300 TOTAL HRS	400.00 SF	48,178	20,571	7,130	0	75,879
	Subtotal Direct Costs		52,989	418,448	74,577	0	546,014
	Subcontractor Markups		13,331	114,797	16,641	0	144,769
	Prime Contractor Markups		27,271	219,272	37,509	0	284,052
	TOTAL A111AH12 MECHANICAL	5,239 HRS	93,592	752,516	128,726	0	974,835
	15,434.00 BSF *Level Unit Cost-->*		*6.06*	*48.76*	*8.34*	*0.00*	*63.16*
	A111AH13 FIRE PROTECTION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1REF COMPLETE						
	Fire Protection		2.55	1.29	0.40	0.00	4.24
SUB-154/154	0.018 hrs/unit 278 TOTAL HRS	15,434.00 SF	39,366	19,918	6,212	0	65,496
	* LINE ITEM ASSEMBLY Factor:1.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1REF COMPLETE						
	Install 4" Water Line		26.22	16.49	6.09	0.00	48.80
SUB-154/154	0.23 hrs/unit 35 TOTAL HRS	150.00 LF	3,932	2,474	914	0	7,320
	Water Line Replacement & Upgrade For Fire Protection		5.10	2.06	0.52	0.00	7.68
SUB-151/151	0.028 hrs/unit 432 TOTAL HRS	15,434.00	78,732	31,757	7,987	0	118,476
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		122,030	54,148	15,114	0	191,292
	Subcontractor Markups		30,701	14,855	3,372	0	48,928
	Prime Contractor Markups		62,803	28,374	7,601	0	98,779
	TOTAL A111AH13 FIRE PROTECTION	744 HRS	215,534	97,378	26,087	0	338,999
	15,434.00 BSF	*Level Unit Cost-->*	*13.96*	*6.31*	*1.69*	*0.00*	*21.96*
	SUBTOTAL A111AH MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTW		312,800	520,715	104,777	0	938,292
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.780*
	TOTAL A111AH MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTWORK		552,480	936,428	180,855	0	1,669,762
	A111AI REPLACE PLATE DAMAGED BY MOISTURE & TERMITES						
	A111AI11 DEMO REQUIRED TO REPLACE PLATE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Building Jack(S)		0.00	4.10	17.59	0.00	21.69
SUB-111/111	0.055 hrs/unit 14 TOTAL HRS	250.00 LF	0	1,025	4,399	0	5,423
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Shoring At Building Perimeter		1.20	1.86	4.37	0.00	7.44
SUB-111/111	0.025 hrs/unit 100 TOTAL HRS	4,000.00 SF	4,818	7,451	17,480	0	29,749
	* LINE ITEM ASSEMBLY Factor:16.0000						
	Removal Of Exterior Plaster		0.50	2.61	2.59	0.00	5.69
SUB-111/111	0.035 hrs/unit 105 TOTAL HRS	3,000.00 SF	1,488	7,824	7,763	0	17,074
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Removal Of Load Bearing Studs		0.07	0.82	0.29	0.00	1.18
SUB-111/111	0.011 hrs/unit 33 TOTAL HRS	3,000.00 SF	213	2,459	863	0	3,534
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Removal Of Plate		0.31	2.61	0.04	0.00	2.95
SUB-111/111	0.035 hrs/unit 9 TOTAL HRS	250.00 LF	78	652	9	0	739
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Debris Removal		538.46	0.00	0.00	0.00	538.46
SUB-111/NoCrew		5.00 LDS	2,692	0	0	0	2,692
	Subtotal Direct Costs		9,288	19,410	30,512	0	59,211
	Subcontractor Markups		2,337	5,325	6,808	0	14,470
	Prime Contractor Markups		4,780	10,171	15,346	0	30,298
	TOTAL A111AI11 DEMO REQUIRED TO REPLACE PLATE	261 HRS	16,406	34,907	52,667	0	103,980
	250.00 LF	*Level Unit Cost-->*	*65.62*	*139.63*	*210.67*	*0.00*	*415.92*
	A111AI12 REPLACE PLATE - STUDS - PLASTER *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Replace Plate "Treated"		3.33	1.86	0.44	0.00	5.63
SUB-311/311	0.025 hrs/unit 6 TOTAL HRS	250.00 LF	832	466	109	0	1,408
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Replace Studs		2.06	1.34	0.86	0.00	4.26
SUB-311/311	0.018 hrs/unit 54 TOTAL HRS	3,000.00 LF	6,164	4,027	2,588	0	12,779
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Restore Exterior Plaster		9.07	6.29	3.39	0.00	18.75
SUB-421/421	0.085 hrs/unit 255 TOTAL HRS	3,000.00 SF	27,206	18,880	10,178	0	56,264
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Install Stud Clips		2.06	0.90	0.98	0.00	3.93
SUB-311/311	0.012 hrs/unit 12 TOTAL HRS	1,000.00 EA	2,055	895	978	0	3,927
	* LINE ITEM ASSEMBLY Factor:4.0000						
	Install H8 Ties Stud To Top Plate		4.25	0.60	0.52	0.00	5.37
SUB-311/311	0.008 hrs/unit 2 TOTAL HRS	250.00 EA	1,063	149	129	0	1,341
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint Exterior		0.64	0.71	0.17	0.00	1.52
SUB-991/991	0.012 hrs/unit 36 TOTAL HRS	3,000.00 SF	1,913	2,118	518	0	4,548
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Subtotal Direct Costs		39,233	26,535	14,499	0	80,267
	Subcontractor Markups		9,870	7,280	3,235	0	20,385
	Prime Contractor Markups		20,192	13,905	7,292	0	41,389
	TOTAL A111AI12 REPLACE PLATE - STUDS - PLASTER	365 HRS	69,295	47,720	25,026	0	142,041
	250.00 LF	*Level Unit Cost-->*	*277.18*	*190.88*	*100.10*	*0.00*	*568.16*
	A111AI13 REINFORCE STUD - TOP PLATE CONNECTION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Install H8 Ties Stud To Top Plate		4.25	0.60	0.52	0.00	5.37
SUB-311/311	0.008 hrs/unit 40 TOTAL HRS	5,000.00 EA	21,255	2,983	2,588	0	26,826

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AI	**REPLACE PLATE DAMAGED BY MOISTURE & TERMITES**						
A111AI13	REINFORCE STUD - TOP PLATE CONNECTION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		21,255	2,983	2,588	0	26,826
	Subcontractor Markups		5,347	818	577	0	6,743
	Prime Contractor Markups		10,939	1,563	1,301	0	13,804
	TOTAL A111AI13 REINFORCE STUD - TOP PLATE CONNECTION	40 HRS	37,541	5,365	4,466	0	47,372
	5,000.00 LF *Level Unit Cost-->*		*7.51*	*1.07*	*0.89*	*0.00*	*9.47*
	SUBTOTAL A111AI REPLACE PLATE DAMAGED BY MOISTURE & TERMITES		69,777	48,929	47,599	0	166,304
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.764*
	TOTAL A111AI REPLACE PLATE DAMAGED BY MOISTURE & TERMITES IS		123,242	87,991	82,160	0	293,393
A112	**ACCESSIBLE PATH**						
A112AA	**COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS**						
A112AA11	AC OVERLAY - CO-PLANE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Ac Overlay Incl Co-Plane		3.97	1.38	0.98	0.00	6.33
	SUB-221/221 0.018 hrs/unit 628 TOTAL HRS	34,881.00 SF	138,394	48,224	34,096	0	220,714
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		138,394	48,224	34,096	0	220,714
	Subcontractor Markups		34,817	13,230	7,608	0	55,655
	Prime Contractor Markups		71,225	25,270	17,149	0	113,644
	TOTAL A112AA11 AC OVERLAY - CO-PLANE	628 HRS	244,436	86,724	58,853	0	390,013
	34,881.00 SF *Level Unit Cost-->*		*7.01*	*2.49*	*1.69*	*0.00*	*11.18*
A112AA12	RESTRIPE - SIGNAGE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Stripping		0.64	0.63	0.17	0.00	1.44
	SUB-221/221 0.008 hrs/unit 16 TOTAL HRS	1,980.00 LF	1,263	1,247	342	0	2,851
	* LINE ITEM ASSEMBLY Factor:22.0000						
	Hc Stalls - Markers		1.63	0.65	0.17	0.00	2.45
	SUB-221/221 0.009 hrs/unit 2 TOTAL HRS	180.00 LF	293	118	31	0	442
	Signage		191.29	34.56	97.75	0.00	323.61
	SUB-221/221 0.45 hrs/unit 3 TOTAL HRS	6.00 EA	1,148	207	587	0	1,942
	Subtotal Direct Costs		2,704	1,572	959	0	5,235
	Subcontractor Markups		680	431	214	0	1,325
	Prime Contractor Markups		1,391	824	482	0	2,698
	TOTAL A112AA12 RESTRIPE - SIGNAGE	20 HRS	4,775	2,827	1,655	0	9,258
	90.00 STALLS *Level Unit Cost-->*		*53.06*	*31.41*	*18.39*	*0.00*	*102.86*
	SUBTOTAL A112AA COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS		141,097	49,796	35,055	0	225,949
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.767*
	TOTAL A112AA COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS		249,212	89,550	60,509	0	399,271
A112AB	**WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION**						
A112AB11	WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Slab - Curb Demo		2.62	4.55	9.78	0.00	16.95
	SUB-311/311 0.061 hrs/unit 66 TOTAL HRS	1,080.00 SF	2,831	4,913	10,557	0	18,301
	* LINE ITEM ASSEMBLY Factor:8.0000						
	Slab On Grade Replacement		7.51	6.34	2.13	0.00	15.98
	SUB-311/311 0.085 hrs/unit 69 TOTAL HRS	810.00 SF	6,083	5,135	1,723	0	12,941
	* LINE ITEM ASSEMBLY Factor:6.0000						
	Curb Replacement		12.04	6.86	2.65	0.00	21.55
	SUB-311/311 0.092 hrs/unit 12 TOTAL HRS	135.00 LF	1,626	926	357	0	2,909
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		10,540	10,974	12,637	0	34,151
	Subcontractor Markups		2,652	3,011	2,820	0	8,482
	Prime Contractor Markups		5,425	5,750	6,356	0	17,531
	TOTAL A112AB11 WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION	135 HRS	18,617	19,735	21,813	0	60,165
	135.00 LF *Level Unit Cost-->*		*137.90*	*146.18*	*161.58*	*0.00*	*445.66*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	SUBTOTAL A112AB WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION		10,540	10,974	12,637	0	34,151
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.762*
	TOTAL A112AB WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION		18,617	19,735	21,813	0	60,165
	A112AC MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATI						
	A112AC11 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Doorway Modification		4959.50	1062.85	287.50	0.00	6,309.85
	SUB-911/911 15.5 hrs/unit 47 TOTAL HRS	3.00 EA	14,879	3,189	863	0	18,930
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		14,879	3,189	863	0	18,930
	Subcontractor Markups		3,743	875	192	0	4,810
	Prime Contractor Markups		7,657	1,671	434	0	9,762
	TOTAL A112AC11 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	47 HRS	26,279	5,734	1,489	0	33,502
	3.00 EA Level Unit Cost--->		*8,759.65*	*1,911.37*	*496.25*	*0.00*	*11,167.28*
	SUBTOTAL A112AC MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATI		14,879	3,189	863	0	18,930
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.770*
	TOTAL A112AC MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION		26,279	5,734	1,489	0	33,502
	A112AD FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS						
	A112AD11 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
	SUB-511/511 0.65 hrs/unit 8 TOTAL HRS	12.00 LF	1,105	506	62	0	1,674
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		1,105	506	62	0	1,674
	Subcontractor Markups		278	139	14	0	431
	Prime Contractor Markups		569	265	31	0	865
	TOTAL A112AD11 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	8 HRS	1,952	911	107	0	2,970
	12.00 LF Level Unit Cost--->		*162.68*	*75.90*	*8.93*	*0.00*	*247.52*
	SUBTOTAL A112AD FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		1,105	506	62	0	1,674
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A112AD FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		1,952	911	107	0	2,970
	A112AE CONCRETE CURB OR A WELDED STEEL PLATE AT COU						
	A112AE11 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (AP	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Curb Replacement		53.85	85.76	17.25	0.00	156.86
	SUB-311/311 1.15 hrs/unit 3 TOTAL HRS	3.00 LF	162	257	52	0	471
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		162	257	52	0	471
	Subcontractor Markups		41	71	12	0	123
	Prime Contractor Markups		83	135	26	0	244
	TOTAL A112AE11 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX 3 LF)	3 HRS	285	463	89	0	837
	3.00 LF Level Unit Cost--->		*95.10*	*154.23*	*29.78*	*0.00*	*279.11*
	SUBTOTAL A112AE CONCRETE CURB OR A WELDED STEEL PLATE AT COU		162	257	52	0	471
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.779*
	TOTAL A112AE CONCRETE CURB OR A WELDED STEEL PLATE AT COURTY		285	463	89	0	837
	A112AF POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEME						
	A112AF11 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
	SUB-511/511 0.65 hrs/unit 4 TOTAL HRS	6.00 LF	553	253	31	0	837
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		553	253	31	0	837
	Subcontractor Markups		139	69	7	0	215
	Prime Contractor Markups		284	133	16	0	433
	TOTAL A112AF11 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	4 HRS	976	455	54	0	1,485
	6.00 LF Level Unit Cost--->		*162.68*	*75.90*	*8.93*	*0.00*	*247.52*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A112AF	**POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEME**						
A112AF11	POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	SUBTOTAL A112AF POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEME		553	253	31	0	837
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A112AF POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT		976	455	54	0	1,485
A112AG	**HANDRAILS FOR THE RAMP LEADING TO THE CMU A**						
A112AG11	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
	SUB-511/511 0.65 hrs/unit 17 TOTAL HRS	26.00 LF	2,395	1,097	135	0	3,627
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		2,395	1,097	135	0	3,627
	Subcontractor Markups		602	301	30	0	934
	Prime Contractor Markups		1,232	575	68	0	1,875
	TOTAL A112AG11 HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	17 HRS	4,230	1,974	232	0	6,435
			162.68	*75.90*	*8.93*	*0.00*	*247.52*
	26.00 LF	*Level Unit Cost-->*					
	SUBTOTAL A112AG HANDRAILS FOR THE RAMP LEADING TO THE CMU AD		2,395	1,097	135	0	3,627
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A112AG HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDIT		4,230	1,974	232	0	6,435
A113	**PLUMBING**						
A113AA	**UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPL**						
A113AA11	UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Upgrade The MenÆS Room On 1St Floor To Compliance		87.85	33.91	17.82	0.00	139.59
	SUB-153/153 0.48 hrs/unit 65 TOTAL HRS	136.00 SF	11,948	4,611	2,424	0	18,984
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		11,948	4,611	2,424	0	18,984
	Subcontractor Markups		3,006	1,265	541	0	4,812
	Prime Contractor Markups		6,149	2,416	1,219	0	9,785
	TOTAL A113AA11 UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	65 HRS	21,103	8,293	4,184	0	33,580
			155.17	*60.98*	*30.77*	*0.00*	*246.91*
	136.00 SF	*Level Unit Cost-->*					
	SUBTOTAL A113AA UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPL		11,948	4,611	2,424	0	18,984
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A113AA UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIAN		21,103	8,293	4,184	0	33,580
A113AB	**UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLI**						
A113AB11	UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Upgrade The WomenÆS Room On 1St Floor To Compliance		87.85	33.91	17.82	0.00	139.59
	SUB-153/153 0.48 hrs/unit 55 TOTAL HRS	115.00 SF	10,103	3,899	2,050	0	16,052
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		10,103	3,899	2,050	0	16,052
	Subcontractor Markups		2,542	1,070	457	0	4,069
	Prime Contractor Markups		5,200	2,043	1,031	0	8,274
	TOTAL A113AB11 UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	55 HRS	17,845	7,012	3,538	0	28,395
			155.17	*60.98*	*30.77*	*0.00*	*246.91*
	115.00 SF	*Level Unit Cost-->*					
	SUBTOTAL A113AB UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLI		10,103	3,899	2,050	0	16,052
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A113AB UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANC		17,845	7,012	3,538	0	28,395
A113AC	**ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR**						
A113AC11	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Add Unisex Single Restroom At 1St Floor		116.19	33.91	17.82	0.00	167.93
	SUB-153/153 0.48 hrs/unit 86 TOTAL HRS	180.00 SF	20,915	6,103	3,209	0	30,227
	* LINE ITEM ASSEMBLY Factor:1.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A113AC	**ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR**						
A113AC11	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Subtotal Direct Costs		20,915	6,103	3,209	0	30,227
	Subcontractor Markups		5,262	1,674	716	0	7,652
	Prime Contractor Markups		10,764	3,198	1,614	0	15,576
	TOTAL A113AC11 ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	86 HRS	36,941	10,975	5,538	0	53,454
	180.00 SF *Level Unit Cost-->*		*205.23*	*60.97*	*30.77*	*0.00*	*296.97*
	SUBTOTAL A113AC ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR		20,915	6,103	3,209	0	30,227
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.768*
	TOTAL A113AC ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR		36,941	10,975	5,538	0	53,454
A113AD	**ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR**						
A113AD11	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add Unisex Single Restroom At 2Nd Floor		116.19	33.91	17.82	0.00	167.92
	SUB-153/153 0.48 hrs/unit	1.00 SF	116	34	18	0	168
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		116	34	18	0	168
	Subcontractor Markups		29	9	4	0	43
	Prime Contractor Markups		60	18	9	0	87
	TOTAL A113AD11 ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	HR	205	61	31	0	297
	SUBTOTAL A113AD ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR		116	34	18	0	168
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.768*
	TOTAL A113AD ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR		205	61	31	0	297
A113AE	**CODE COMPLIANT SIGNS FOR RESTROOMS**						
A113AE11	CODE COMPLIANT SIGNS FOR RESTROOMS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Code Compliant Signs For Restrooms		85.02	19.97	4.03	0.00	109.02
	SUB-823/823 0.25 hrs/unit 1 TOTAL HRS	4.00 EA	340	80	16	0	436
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		340	80	16	0	436
	Subcontractor Markups		86	22	4	0	111
	Prime Contractor Markups		175	42	8	0	225
	TOTAL A113AE11 CODE COMPLIANT SIGNS FOR RESTROOMS	1 HR	601	144	28	0	772
	4.00 EA *Level Unit Cost-->*		*150.17*	*35.91*	*6.95*	*0.00*	*193.03*
	SUBTOTAL A113AE CODE COMPLIANT SIGNS FOR RESTROOMS		340	80	16	0	436
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A113AE CODE COMPLIANT SIGNS FOR RESTROOMS		601	144	28	0	772
A113AF	**WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR**						
A113AF11	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Mounted Drinking Fountain At 1St Floor In A New Alcove		3117.40	388.51	212.75	0.00	3,718.66
	SUB-153/153 5.5 hrs/unit 6 TOTAL HRS	1.00 EA	3,117	389	213	0	3,719
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		3,117	389	213	0	3,719
	Subcontractor Markups		784	107	47	0	938
	Prime Contractor Markups		1,604	204	107	0	1,915
	TOTAL A113AF11 WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	6 HRS	5,506	699	367	0	6,572
	SUBTOTAL A113AF WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR		3,117	389	213	0	3,719
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.767*
	TOTAL A113AF WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN		5,506	699	367	0	6,572
A113AG	**PLUMBING INFRASTRUCTURE**						
A113AG11	PLUMBING INFRASTRUCTURE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Replace Sewer Line And Run New To All Spaces		49.59	24.72	20.70	0.00	95.02
	SUB-153/153 0.35 hrs/unit 245 TOTAL HRS	700.00 LF	34,717	17,306	14,490	0	66,513

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A113AG PLUMBING INFRASTRUCTURE							
A113AG11 PLUMBING INFRASTRUCTURE	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Subtotal Direct Costs		34,717	17,306	14,490	0	66,513
	Subcontractor Markups		8,734	4,748	3,233	0	16,715
	Prime Contractor Markups		17,867	9,069	7,288	0	34,224
TOTAL A113AG11 PLUMBING INFRASTRUCTURE		245 HRS	61,318	31,123	25,011	0	117,451
15,434.00 BSF	*Level Unit Cost-->*		*3.97*	*2.02*	*1.62*	*0.00*	*7.61*
SUBTOTAL A113AG PLUMBING INFRASTRUCTURE			34,717	17,306	14,490	0	66,513
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.766*
TOTAL A113AG PLUMBING INFRASTRUCTURE			61,318	31,123	25,011	0	117,451
A114 STAIRS AND BALCONY RAILING							
A114AA ADD A SOLID OR PERFORATED STEEL PANEL AT EAC							
A114AA11 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add A Solid Or Perforated Steel Panel At Each Open Riser		49.59	22.73	7.47	0.00	79.80
	SUB-511/511 0.35 hrs/unit 14 TOTAL HRS	40.00 EA	1,984	909	299	0	3,192
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		1,984	909	299	0	3,192
	Subcontractor Markups		499	249	67	0	815
	Prime Contractor Markups		1,021	476	150	0	1,648
TOTAL A114AA11 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER		14 HRS	3,504	1,635	516	0	5,655
40.00 RISERS	*Level Unit Cost-->*		*87.60*	*40.87*	*12.90*	*0.00*	*141.37*
SUBTOTAL A114AA ADD A SOLID OR PERFORATED STEEL PANEL AT EAC			1,984	909	299	0	3,192
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.772*
TOTAL A114AA ADD A SOLID OR PERFORATED STEEL PANEL AT EACH O			3,504	1,635	516	0	5,655
A114AB ADD CONTRASTING STRIPE AT EACH RISER							
A114AB11 ADD CONTRASTING STRIPE AT EACH RISER	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add Contrasting Stripe At Each Riser		6.80	11.98	1.73	0.00	20.51
	SUB-823/823 0.15 hrs/unit 6 TOTAL HRS	40.00 EA	272	479	69	0	820
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		272	479	69	0	820
	Subcontractor Markups		68	131	15	0	215
	Prime Contractor Markups		140	251	35	0	426
TOTAL A114AB11 ADD CONTRASTING STRIPE AT EACH RISER		6 HRS	481	862	119	0	1,462
40.00 EA	*Level Unit Cost-->*		*12.01*	*21.55*	*2.98*	*0.00*	*36.54*
SUBTOTAL A114AB ADD CONTRASTING STRIPE AT EACH RISER			272	479	69	0	820
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.782*
TOTAL A114AB ADD CONTRASTING STRIPE AT EACH RISER			481	862	119	0	1,462
A114AC REPLACE EXISTING STEEL GUARDRAILS WITH NEW O							
A114AC11 REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
	SUB-511/511 0.65 hrs/unit 114 TOTAL HRS	175.00 LF	16,118	7,386	906	0	24,410
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		16,118	7,386	906	0	24,410
	Subcontractor Markups		4,055	2,026	202	0	6,284
	Prime Contractor Markups		8,295	3,871	455	0	12,621
TOTAL A114AC11 REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES		114 HRS	28,469	13,283	1,563	0	43,315
175.00 LF	*Level Unit Cost-->*		*162.68*	*75.90*	*8.93*	*0.00*	*247.52*
SUBTOTAL A114AC REPLACE EXISTING STEEL GUARDRAILS WITH NEW O			16,118	7,386	906	0	24,410
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
TOTAL A114AC REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES			28,469	13,283	1,563	0	43,315

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A114AD	**REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAIL**						
A114AD11	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
SUB-511/511	0.65 hrs/unit 128 TOTAL HRS	197.00 LF	18,145	8,315	1,019	0	27,479
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		18,145	8,315	1,019	0	27,479
	Subcontractor Markups		4,565	2,281	227	0	7,073
	Prime Contractor Markups		9,338	4,357	513	0	14,208
	TOTAL A114AD11 REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	128 HRS	32,048	14,953	1,760	0	48,761
	197.00 LF *Level Unit Cost-->*		*162.68*	*75.90*	*8.93*	*0.00*	*247.52*
	SUBTOTAL A114AD REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAIL		18,145	8,315	1,019	0	27,479
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A114AD REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS		32,048	14,953	1,760	0	48,761
A114AE	**WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETW**						
A114AE11	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR L *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	New Hand Rai Wall Mountl		63.77	31.17	5.17	0.00	100.11
SUB-511/511	0.48 hrs/unit 58 TOTAL HRS	120.00 LF	7,652	3,740	621	0	12,013
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		7,652	3,740	621	0	12,013
	Subcontractor Markups		1,925	1,026	139	0	3,090
	Prime Contractor Markups		3,938	1,960	312	0	6,210
	TOTAL A114AE11 WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	58 HRS	13,515	6,726	1,072	0	21,313
	120.00 LF *Level Unit Cost-->*		*112.62*	*56.05*	*8.93*	*0.00*	*177.61*
	SUBTOTAL A114AE WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETW		7,652	3,740	621	0	12,013
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A114AE WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN		13,515	6,726	1,072	0	21,313
A115	**VERTICAL TRANSPORTATION**						
A115AA	**DEVELOP VERTICAL TRANSPORTATION**						
A115AA11	ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Elevators Two Door Two Stop		63765.00	21339.10	4025.00	0.00	89,129.10
SUB-141/141	215 hrs/unit 860 TOTAL HRS	4.00 STPS	255,060	85,356	16,100	0	356,516
	* LINE ITEM ASSEMBLY Factor:2.0000						
	Add Backup Generator		106275.00	9845.30	2875.00	0.00	118,995.30
SUB-161/161	120 hrs/unit 120 TOTAL HRS	1.00 EA	106,275	9,845	2,875	0	118,995
	Subtotal Direct Costs		361,335	95,202	18,975	0	475,512
	Subcontractor Markups		90,906	26,118	4,234	0	121,257
	Prime Contractor Markups		185,963	49,887	9,544	0	245,393
	TOTAL A115AA11 ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS	980 HRS	638,203	171,206	32,753	0	842,162
	2.00 EA *Level Unit Cost-->*		*319,101.66*	*85,603.01*	*16,376.33*	*0.00*	*421,081.00*
	SUBTOTAL A115AA DEVELOP VERTICAL TRANSPORTATION		361,335	95,202	18,975	0	475,512
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A115AA DEVELOP VERTICAL TRANSPORTATION		638,203	171,206	32,753	0	842,162
A115AB	**ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE AL**						
A115AB11	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add Two Exterior Areas Of Assisted Rescue		63.77	22.73	9.78	0.00	96.27
SUB-511/511	0.35 hrs/unit 53 TOTAL HRS	150.00 SF	9,565	3,409	1,466	0	14,440
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		9,565	3,409	1,466	0	14,440
	Subcontractor Markups		2,406	935	327	0	3,669
	Prime Contractor Markups		4,923	1,786	737	0	7,446
	TOTAL A115AB11 ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY	53 HRS	16,894	6,131	2,531	0	25,555
	150.00 SF *Level Unit Cost-->*		*112.62*	*40.87*	*16.87*	*0.00*	*170.37*
	SUBTOTAL A115AB ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE AL		9,565	3,409	1,466	0	14,440
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.770*
	TOTAL A115AB ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG		16,894	6,131	2,531	0	25,555

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A115AB	**ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE AL**						
A115AB11	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLO	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
A116	**TENANT SPACE**						
	REF COMPLETE						
A116AA	**WIDEN ALL TENANT DOORWAYS**						
A116AA11	WIDEN ALL TENANT DOORWAYS	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Doorway Modification		1700.40	582.85	155.25	0.00	2,438.50
	SUB-911/911 8.5 hrs/unit 340 TOTAL HRS	40.00 EA	68,016	23,314	6,210	0	97,540
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		68,016	23,314	6,210	0	97,540
	Subcontractor Markups		17,112	6,396	1,386	0	24,893
	Prime Contractor Markups		35,005	12,217	3,123	0	50,345
	TOTAL A116AA11 WIDEN ALL TENANT DOORWAYS	340 HRS	120,132	41,927	10,719	0	172,778
	40.00 EA	*Level Unit Cost-->*	*3,003.31*	*1,048.17*	*267.98*	*0.00*	*4,319.46*
	SUBTOTAL A116AA WIDEN ALL TENANT DOORWAYS		68,016	23,314	6,210	0	97,540
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A116AA WIDEN ALL TENANT DOORWAYS		120,132	41,927	10,719	0	172,778
A116AB	**MODIFY LANDING TO NECESSARY DOORS**						
A116AB11	MODIFY LANDING TO NECESSARY DOORS	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Modify Landing To Necessary Doors		9210.50	3993.81	1495.00	0.00	14,699.31
	SUB-823/823 50 hrs/unit 50 TOTAL HRS	1.00 ALW	9,211	3,994	1,495	0	14,699
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		9,211	3,994	1,495	0	14,699
	Subcontractor Markups		2,317	1,096	334	0	3,746
	Prime Contractor Markups		4,740	2,093	752	0	7,585
	TOTAL A116AB11 MODIFY LANDING TO NECESSARY DOORS	50 HRS	16,268	7,182	2,581	0	26,031
	SUBTOTAL A116AB MODIFY LANDING TO NECESSARY DOORS		9,211	3,994	1,495	0	14,699
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A116AB MODIFY LANDING TO NECESSARY DOORS		16,268	7,182	2,581	0	26,031
A116AC	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	LEVELS IN THE SAME BRANCH BELOW THIS LEVEL CONTAIN DETAIL LINE ITEMS; ALL LINE ITEMS IN THE SAME BRANCH MUST BE AT ONLY ONE LEVEL!!						
	Provide Handrails For Tenant Interior Steps		0.00	0.00	0.00	0.00	0.00
	NoSub/NoCrew	240.00 LF	0	0	0	0	0
	* LINE ITEM ASSEMBLY Factor:16.0000						
	Subtotal Direct Costs		0	0	0	0	0
	Rollup from Child Levels		11,478	5,610	932	0	18,020
	Subcontractor Markups		2,888	1,539	208	0	4,635
	Prime Contractor Markups		5,907	2,940	469	0	9,315
	TOTAL A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS		20,272	10,089	1,608	0	31,970
	15.00 EA	*Level Unit Cost-->*	*1,351.49*	*672.63*	*107.19*	*0.00*	*2,131.31*
	THIS WBS CODE DOES NOT FOLLOW TRI-SERVICE NUMBERING SYSTEM. MODIFY CODE TO MATCH EXISTING WBS, OR USE THE A1 XX 9? or A1 XX 8? NUMBERING CONVENTION						T
	SUBTOTAL A116 TENANT SPACE		646,529	347,108	98,815	0	1,092,452
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.773*
	TOTAL A116 TENANT SPACE		1,141,923	624,222	170,565	0	1,936,710
A116AC	**PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS**						
A116AC11	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	New Hand Rail Wall Mount		63.77	31.17	5.17	0.00	100.11
	SUB-511/511 0.48 hrs/unit 86 TOTAL HRS	180.00 LF	11,478	5,610	932	0	18,020
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Subtotal Direct Costs		11,478	5,610	932	0	18,020
	Subcontractor Markups		2,888	1,539	208	0	4,635
	Prime Contractor Markups		5,907	2,940	469	0	9,315
	TOTAL A116AC11 PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	86 HRS	20,272	10,089	1,608	0	31,970
	15.00 EA	*Level Unit Cost-->*	*1,351.49*	*672.63*	*107.19*	*0.00*	*2,131.31*

CODE SUB/CREW	DESCRIPTION	QTY	UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A116AC	**PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS**							
A116AC11	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS *LEVEL CONTRACTOR ID APPLIED--PRIME*							
	SUBTOTAL A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS			11,478	5,610	932	0	18,020
	MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS			20,272	10,089	1,608	0	31,970
A116AD	**REPLACE DOOR & FRAME FOR DOORS LESS THAN 34"**							
A116AD11	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W *LEVEL CONTRACTOR ID APPLIED--PRIME*							
	Replace Door & Frame For Doors Less Than 34" W			1700.40	582.85	155.25	0.00	2,438.50
	SUB-911/911 8.5 hrs/unit 255 TOTAL HRS	30.00	EA	51,012	17,486	4,658	0	73,155
	* LINE ITEM ASSEMBLY Factor:1.0000							
	Subtotal Direct Costs			51,012	17,486	4,658	0	73,155
	Subcontractor Markups			12,834	4,797	1,039	0	18,670
	Prime Contractor Markups			26,254	9,163	2,343	0	37,759
	TOTAL A116AD11 REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	255	HRS	90,099	31,445	8,039	0	129,584
	30.00 EA *Level Unit Cost-->*			*3,003.31*	*1,048.17*	*267.98*	*0.00*	*4,319.46*
	SUBTOTAL A116AD REPLACE DOOR & FRAME FOR DOORS LESS THAN 34"			51,012	17,486	4,658	0	73,155
	MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A116AD REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W			90,099	31,445	8,039	0	129,584
A116AE	**MODIFY & REINSTALL NECESSARY DOORS TO OPEN 9**							
A116AE11	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES *LEVEL CONTRACTOR ID APPLIED--PRIME*							
	Reinstall Doors			538.46	359.44	51.75	0.00	949.65
	SUB-823/823 4.5 hrs/unit 113 TOTAL HRS	25.00	EA	13,462	8,986	1,294	0	23,741
	* LINE ITEM ASSEMBLY Factor:1.0000							
	Subtotal Direct Costs			13,462	8,986	1,294	0	23,741
	Subcontractor Markups			3,387	2,465	289	0	6,141
	Prime Contractor Markups			6,928	4,709	651	0	12,288
	TOTAL A116AE11 MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	113	HRS	23,776	16,160	2,233	0	42,169
	25.00 EA *Level Unit Cost-->*			*951.05*	*646.40*	*89.33*	*0.00*	*1,686.78*
	SUBTOTAL A116AE MODIFY & REINSTALL NECESSARY DOORS TO OPEN 9			13,462	8,986	1,294	0	23,741
	MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.776*
	TOTAL A116AE MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 D			23,776	16,160	2,233	0	42,169
A116AF	**PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTR**							
A116AF11	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR *LEVEL CONTRACTOR ID APPLIED--PRIME*							
	Code Compliant Signs For Restrooms			85.02	19.97	4.03	0.00	109.01
	SUB-823/823 0.25 hrs/unit 10 TOTAL HRS	40.00	EA	3,401	799	161	0	4,361
	* LINE ITEM ASSEMBLY Factor:1.0000							
	Subtotal Direct Costs			3,401	799	161	0	4,361
	Subcontractor Markups			856	219	36	0	1,111
	Prime Contractor Markups			1,750	419	81	0	2,250
	TOTAL A116AF11 PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	10	HRS	6,007	1,436	278	0	7,721
	40.00 EA *Level Unit Cost-->*			*150.17*	*35.91*	*6.95*	*0.00*	*193.02*
	SUBTOTAL A116AF PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTR			3,401	799	161	0	4,361
	MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A116AF PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY D			6,007	1,436	278	0	7,721
A116AG	**LEVER DOOR HANDLES**							
A116AG11	LEVER DOOR HANDLES *LEVEL CONTRACTOR ID APPLIED--PRIME*							
	Lever Door Handles - Replace Door Hardware			191.29	11.98	4.03	0.00	207.30
	SUB-823/823 0.15 hrs/unit 11 TOTAL HRS	75.00	EA	14,347	899	302	0	15,548
	* LINE ITEM ASSEMBLY Factor:1.0000							
	Subtotal Direct Costs			14,347	899	302	0	15,548
	Subcontractor Markups			3,609	247	67	0	3,923
	Prime Contractor Markups			7,384	471	152	0	8,007
	TOTAL A116AG11 LEVER DOOR HANDLES	11	HRS	25,340	1,616	521	0	27,478
	75.00 EA *Level Unit Cost-->*			*337.87*	*21.55*	*6.95*	*0.00*	*366.37*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A116AG LEVER DOOR HANDLES							
A116AG11 LEVER DOOR HANDLES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	SUBTOTAL A116AG LEVER DOOR HANDLES		14,347	899	302	0	15,548
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.767*
	TOTAL A116AG LEVER DOOR HANDLES		25,340	1,616	521	0	27,478
A116AH WINDOW REPLACEMENT							
A116AH11 WINDOW REPLACEMENT + 10 OPENABLE WINDOWS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Replace At Least 1 Window W/ Operating Parts		495.95	283.73	74.75	0.00	854.43
SUB-823/824	3.5 hrs/unit 35 TOTAL HRS	10.00 EA	4,960	2,837	748	0	8,544
	Replace Exterior Windows With Low E Dual Glazed		68.02	20.27	9.78	0.00	98.06
SUB-824/824	0.25 hrs/unit 550 TOTAL HRS	2,200.00 SF	149,635	44,586	21,505	0	215,726
	Subtotal Direct Costs		154,595	47,423	22,253	0	224,270
	Subcontractor Markups		38,893	13,010	4,965	0	56,869
	Prime Contractor Markups		79,563	24,850	11,192	0	115,605
	TOTAL A116AH11 WINDOW REPLACEMENT + 10 OPENABLE WINDOWS	585 HRS	273,051	85,283	38,410	0	396,744
	2,200.00 SF *Level Unit Cost-->*		*124.11*	*38.77*	*17.46*	*0.00*	*180.34*
	SUBTOTAL A116AH WINDOW REPLACEMENT		154,595	47,423	22,253	0	224,270
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A116AH WINDOW REPLACEMENT		273,051	85,283	38,410	0	396,744
A116AI REPLACE EXTERIOR WALL FINISHES							
A116AI11 REPLACE EXTERIOR WALL FINISHES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Insulate Building Perimeter		1.20	1.17	0.40	0.00	2.77
SUB-911/911	0.017 hrs/unit 1070 TOTAL HRS	62,928.00 SF	75,794	73,355	25,329	0	174,477
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Drywall		3.26	1.92	0.40	0.00	5.58
SUB-911/911	0.028 hrs/unit 1762 TOTAL HRS	62,928.00 SF	205,089	120,820	25,329	0	351,238
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
SUB-991/991	0.012 hrs/unit 755 TOTAL HRS	62,928.00 SF	40,126	44,422	10,855	0	95,403
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		321,008	238,598	61,512	0	621,118
	Subcontractor Markups		80,760	65,457	13,726	0	159,942
	Prime Contractor Markups		165,208	125,028	30,938	0	321,175
	TOTAL A116AI11 REPLACE EXTERIOR WALL FINISHES	3,587 HRS	566,977	429,083	106,176	0	1,102,235
	62,928.00 SF *Level Unit Cost-->*		*9.01*	*6.82*	*1.69*	*0.00*	*17.52*
	SUBTOTAL A116AI REPLACE EXTERIOR WALL FINISHES		321,008	238,598	61,512	0	621,118
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.775*
	TOTAL A116AI REPLACE EXTERIOR WALL FINISHES		566,977	429,083	106,176	0	1,102,235
A117 ABATEMENT							
REF COMPLETE							
A117AA ABATEMENT							
A117AA11 ABATEMENT - ASBESTOUS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Abatement - Asbestous		4.96	3.99	0.98	0.00	9.93
SUB-221/221	0.052 hrs/unit 803 TOTAL HRS	15,434.00 BSF	76,545	61,643	15,087	0	153,275
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		76,545	61,643	15,087	0	153,275
	Subcontractor Markups		19,257	16,911	3,366	0	39,535
	Prime Contractor Markups		39,394	32,302	7,588	0	79,284
	TOTAL A117AA11 ABATEMENT - ASBESTOUS	803 HRS	135,196	110,856	26,041	0	272,093
	15,434.00 BSF *Level Unit Cost-->*		*8.76*	*7.18*	*1.69*	*0.00*	*17.63*
A117AA12 ABATEMENT - LEAD PAINT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Abatement - Lead Paint		4.04	2.46	0.98	0.00	7.47
SUB-221/221	0.032 hrs/unit 494 TOTAL HRS	15,434.00 BSF	62,329	37,934	15,087	0	115,350
* LINE ITEM ASSEMBLY	Factor:1.0000						

CODE	SUB/CREW	DESCRIPTION	QTY	UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A117AA		**ABATEMENT**							
A117AA12		ABATEMENT - LEAD PAINT *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
		Subtotal Direct Costs			62,329	37,934	15,087	0	115,350
		Subcontractor Markups			15,681	10,407	3,366	0	29,454
		Prime Contractor Markups			32,078	19,878	7,588	0	59,544
		TOTAL A117AA12 ABATEMENT - LEAD PAINT	494	HRS	110,089	68,219	26,041	0	204,349
		15,434.00 BSF *Level Unit Cost-->*			*7.13*	*4.42*	*1.69*	*0.00*	*13.24*
A117AA13		ABATEMENT - ELECTRICAL WIRE *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
		Abatement - Electrical Wire			3.05	1.69	0.98	0.00	5.71
	SUB-221/221	0.022 hrs/unit 340 TOTAL HRS	15,434.00	BSF	47,020	26,080	15,087	0	88,187
		* LINE ITEM ASSEMBLY Factor:1.0000							
		Subtotal Direct Costs			47,020	26,080	15,087	0	88,187
		Subcontractor Markups			11,830	7,155	3,366	0	22,351
		Prime Contractor Markups			24,199	13,666	7,588	0	45,453
		TOTAL A117AA13 ABATEMENT - ELECTRICAL WIRE	340	HRS	83,049	46,900	26,041	0	155,991
		15,434.00 BSF *Level Unit Cost-->*			*5.38*	*3.04*	*1.69*	*0.00*	*10.11*
A117AA14		ABATEMENT - BLACK MOLD *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
		Remove Interior Wall Finishes			0.00	3.46	1.55	0.00	5.01
	SUB-221/221	0.045 hrs/unit 2832 TOTAL HRS	62,928.00	SF	0	217,499	97,696	0	315,195
		Subtotal Direct Costs			0	217,499	97,696	0	315,195
		Subcontractor Markups			0	59,668	21,800	0	81,468
		Prime Contractor Markups			0	113,972	49,137	0	163,109
		TOTAL A117AA14 ABATEMENT - BLACK MOLD	2,832	HRS	0	391,140	168,632	0	559,772
		15,434.00 BSF *Level Unit Cost-->*			*0.00*	*25.34*	*10.93*	*0.00*	*36.27*
A117AA15		DUMP FEES *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Debris Removal			1912.95	0.00	0.00	0.00	1,912.95
	SUB-111/NoCrew		15.00	LDS	28,694	0	0	0	28,694
		Subtotal Direct Costs			28,694	0	0	0	28,694
		Subcontractor Markups			7,219	0	0	0	7,219
		Prime Contractor Markups			14,768	0	0	0	14,768
		TOTAL A117AA15 DUMP FEES			50,681	0	0	0	50,681
		30.00 LDS *Level Unit Cost-->*			*1,689.36*	*0.00*	*0.00*	*0.00*	*1,689.36*
A117AA16		REMOVE PCB CONTAINING EQUIPMENT *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Replace Switch Gear "Main"			63765.00	16408.84	1380.00	0.00	81,553.84
	SUB-161/161	200 hrs/unit 200 TOTAL HRS	1.00	EA	63,765	16,409	1,380	0	81,554
		Replace Subpanels			17712.50	3938.12	977.50	0.00	22,628.12
	SUB-161/161	48 hrs/unit 192 TOTAL HRS	4.00	EA	70,850	15,752	3,910	0	90,512
		Subtotal Direct Costs			134,615	32,161	5,290	0	172,066
		Subcontractor Markups			33,867	8,823	1,180	0	43,870
		Prime Contractor Markups			69,280	16,853	2,661	0	88,794
		TOTAL A117AA16 REMOVE PCB CONTAINING EQUIPMENT	392	HRS	237,762	57,837	9,131	0	304,730
		5.00 EA *Level Unit Cost-->*			*47,552.40*	*11,567.47*	*1,826.21*	*0.00*	*60,946.08*
		SUBTOTAL A117AA ABATEMENT			349,204	375,317	148,246	0	872,767
		MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.773*
		TOTAL A117AA ABATEMENT			616,777	674,952	255,887	0	1,547,616
A118		**SITE IMPROVEMENTS**							
		REF COMPLETE							
A118AA		**SITE IMPROVEMENTS**							
A118AA11		DIVERT RAIN WATER TO STORM DRAIN *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Divert Rain Water To Storm Drain			120.44	65.29	40.25	0.00	225.98
	SUB-221/221	0.85 hrs/unit 298 TOTAL HRS	350.00	LF	42,156	22,850	14,088	0	79,093
		Storm Drain Tie-In			4534.40	6144.57	2875.00	0.00	13,553.97
	SUB-221/221	80 hrs/unit 80 TOTAL HRS	1.00	EA	4,534	6,145	2,875	0	13,554

CODE	SUB/CREW	DESCRIPTION	QTY	UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
		Subtotal Direct Costs			46,690	28,995	16,963	0	92,647
		Subcontractor Markups			11,746	7,954	3,785	0	23,486
		Prime Contractor Markups			24,029	15,194	8,531	0	47,754
		TOTAL A118AA11 DIVERT RAIN WATER TO STORM DRAIN	378	HRS	82,466	52,143	29,279	0	163,887
		350.00 LF	*Level Unit Cost-->*		*235.62*	*148.98*	*83.65*	*0.00*	*468.25*
		A118AA12 UPGRADE PARKING LOT DRAINAGE *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Install Catch Basins			19129.50	6144.57	2875.00	0.00	28,149.07
	SUB-221/221	80 hrs/unit 240 TOTAL HRS	3.00	EA	57,389	18,434	8,625	0	84,447
		Subtotal Direct Costs			57,389	18,434	8,625	0	84,447
		Subcontractor Markups			14,438	5,057	1,925	0	21,420
		Prime Contractor Markups			29,535	9,659	4,338	0	43,533
		TOTAL A118AA12 UPGRADE PARKING LOT DRAINAGE	240	HRS	101,362	33,150	14,888	0	149,400
		3.00 EA	*Level Unit Cost-->*		*33,787.23*	*11,050.08*	*4,962.52*	*0.00*	*49,799.84*
		A118AA13 WIDEN EAST SIDE WALKWAYY TO 5 FEET *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Widen Side Walk			12.05	6.53	2.70	0.00	21.28
	SUB-221/221	0.085 hrs/unit 128 TOTAL HRS	1,500.00	SF	18,067	9,793	4,054	0	31,913
		Install New Curb			13.46	5.53	2.13	0.00	21.12
	SUB-221/221	0.072 hrs/unit 22 TOTAL HRS	300.00	LF	4,038	1,659	638	0	6,336
		Subtotal Direct Costs			22,105	11,452	4,692	0	38,249
		Subcontractor Markups			5,561	3,142	1,047	0	9,750
		Prime Contractor Markups			11,377	6,001	2,360	0	19,737
		TOTAL A118AA13 WIDEN EAST SIDE WALKWAYY TO 5 FEET	149	HRS	39,043	20,595	8,099	0	67,736
		1,500.00 SF	*Level Unit Cost-->*		*26.03*	*13.73*	*5.40*	*0.00*	*45.16*
		A118AA14 UPGRADE PARKING LOT TO MEET ADA *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Parking Lot Ada Signage			177.13	115.21	40.25	0.00	332.59
	SUB-221/221	1.5 hrs/unit 6 TOTAL HRS	4.00	EA	709	461	161	0	1,330
		Subtotal Direct Costs			709	461	161	0	1,330
		Subcontractor Markups			178	126	36	0	341
		Prime Contractor Markups			365	241	81	0	687
		TOTAL A118AA14 UPGRADE PARKING LOT TO MEET ADA	6	HRS	1,251	829	278	0	2,358
		4.00 EA	*Level Unit Cost-->*		*312.84*	*207.19*	*69.48*	*0.00*	*589.51*
		A118AA15 REPAIR & RESURFACE EAST ROADWAY *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Repair & replace East roadway			8.79	2.92	1.67	0.00	13.37
	SUB-221/221	0.038 hrs/unit 92 TOTAL HRS	2,430.00	SF	21,349	7,092	4,052	0	32,493
		* LINE ITEM ASSEMBLY Factor:1.0000							
		Subtotal Direct Costs			21,349	7,092	4,052	0	32,493
		Subcontractor Markups			5,371	1,946	904	0	8,221
		Prime Contractor Markups			10,987	3,716	2,038	0	16,742
		TOTAL A118AA15 REPAIR & RESURFACE EAST ROADWAY	92	HRS	37,707	12,755	6,994	0	57,455
		2,430.00 SF	*Level Unit Cost-->*		*15.52*	*5.25*	*2.88*	*0.00*	*23.64*
		A118AA16 SEWER LINE REPLACEMENT *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Sewer Line Replacement			49.59	25.72	21.27	0.00	96.59
	SUB-151/151	0.35 hrs/unit 88 TOTAL HRS	250.00	LF	12,399	6,430	5,319	0	24,147
		* LINE ITEM ASSEMBLY Factor:1.0000							
		Demo & Replace Building Slab			8.93	7.07	7.82	0.00	23.81
	SUB-221/221	0.092 hrs/unit 92 TOTAL HRS	1,000.00	SF	8,927	7,066	7,820	0	23,813
		* LINE ITEM ASSEMBLY Factor:4.0000							
		Subtotal Direct Costs			21,326	13,496	13,139	0	47,961
		Subcontractor Markups			5,365	3,703	2,932	0	12,000
		Prime Contractor Markups			10,975	7,072	6,608	0	24,656
		TOTAL A118AA16 SEWER LINE REPLACEMENT	180	HRS	37,667	24,271	22,679	0	84,616
		250.00 LF	*Level Unit Cost-->*		*150.67*	*97.08*	*90.71*	*0.00*	*338.46*
		SUBTOTAL A118AA SITE IMPROVEMENTS			169,567	79,930	47,631	0	297,128
		MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.768*
		TOTAL A118AA SITE IMPROVEMENTS			299,495	143,742	82,216	0	525,453

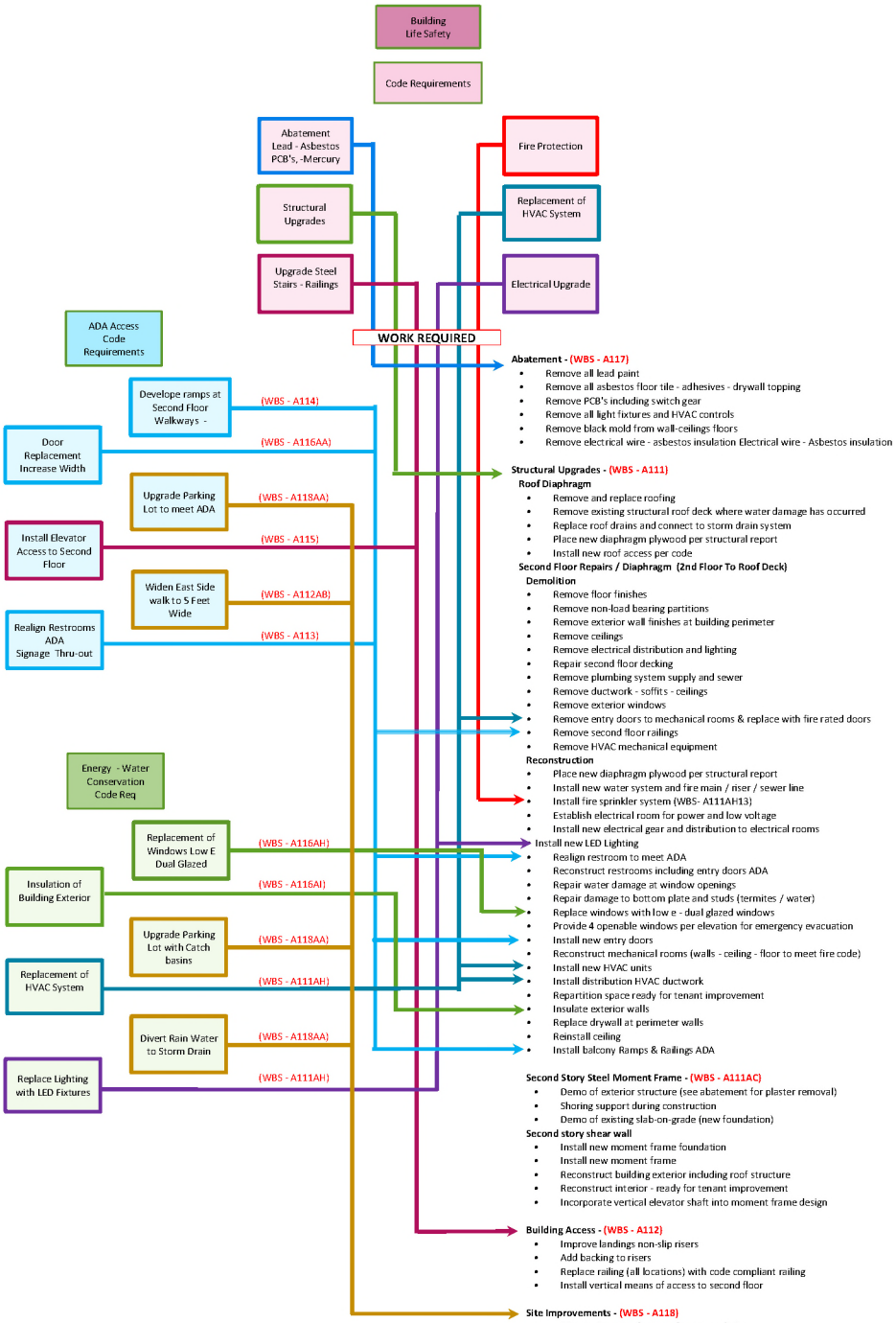
E-SYS Estimate Detail Report
CONCEPT

ESTIMATE NAME:
PRINTING DATE: 11/02/2022
Page No. 19

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
BARRY BUILDING OWNER'S COSTSB1 OWNER'S COSTS							
B1 OWNER'S COSTS							
B111 OWNER'S COSTS							
B111AA OWNER'S COST							
B111AA11 DESIGN							
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Design		0.00	0.00	0.00	0.07	0.07
SUB-998/NoCrew		***,***.** TC$	0	0	0	710,686	710,686
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		0	0	0	710,686	710,686
TOTAL B111AA11 DESIGN			0	0	0	1,002,922	1,002,922
10,152,655.00 TC$		*Level Unit Cost-->*	*0.00*	*0.00*	*0.00*	*0.10*	*0.10*
B111AA12 PERMITS							
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Permits		0.00	0.00	0.00	0.01	0.01
SUB-998/NoCrew		***,***.** TC$	0	0	0	152,290	152,290
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		0	0	0	152,290	152,290
TOTAL B111AA12 PERMITS			0	0	0	214,912	214,912
10,152,655.00 TC$		*Level Unit Cost-->*	*0.00*	*0.00*	*0.00*	*0.02*	*0.02*
B111AA13 CONSTRUCTION MANAGEMENT							
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Pm / Cm		0.00	0.00	0.00	0.03	0.03
SUB-998/NoCrew		***,***.** TC$	0	0	0	304,580	304,580
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		0	0	0	304,580	304,580
TOTAL B111AA13 CONSTRUCTION MANAGEMENT			0	0	0	429,824	429,824
10,152,655.00 TC$		*Level Unit Cost-->*	*0.00*	*0.00*	*0.00*	*0.04*	*0.04*
B111AA14 CONTINGENCY @ 15%							
	Contingency		0.00	0.00	0.00	0.15	0.15
NoSub/NoCrew		***,***.** TC$	0	0	0	1,017,663	1,017,663
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		0	0	0	1,017,663	1,017,663
TOTAL B111AA14 CONTINGENCY @ 15%			0	0	0	1,017,663	1,017,663
6,784,419.00 TC$		*Level Unit Cost-->*	*0.00*	*0.00*	*0.00*	*0.15*	*0.15*
SUBTOTAL B111AA OWNER'S COST			0	0	0	2,185,218	2,185,218
MARKUP			*0.000*	*0.000*	*0.000*	*1.220*	*1.220*
TOTAL B111AA OWNER'S COST			0	0	0	2,665,320	2,665,320

98.2% OF PROJECT PERFORMED BY SUBCONTRACTORS

109 DETAIL LINE ITEMS


Building Life Safety
Code Requirements
Abatement Lead - Asbestos PCB's, -Mercury
Structural Upgrades
Upgrade Steel Stairs - Railings
Fire Protection
Replacement of HVAC System
Electrical Upgrade
ADA Access Code Requirements
WORK REQUIRED
Develope ramps at Second Floor Walkways -
(WBS - A114)
Door Replacement Increase Width
(WBS - A116AA)
Upgrade Parking Lot to meet ADA
(WBS - A118AA)
Install Elevator Access to Second Floor
(WBS - A115)
Widen East Side walk to 5 Feet Wide
(WBS - A112AB)
Realign Restrooms ADA Signage Thru-out
(WBS - A113)
Energy - Water Conservation Code Req
Replacement of Windows Low E Dual Glazed
(WBS - A116AH)
Insulation of Building Exterior
(WBS - A116AI)
Upgrade Parking Lot with Catch basins
(WBS - A118AA)
Replacement of HVAC System
(WBS - A111AH)
Divert Rain Water to Storm Drain
(WBS - A118AA)
Replace Lighting with LED Fixtures
(WBS - A111AH)
Abatement - (WBS - A117)
Remove all lead paint
Remove all asbestos floor tile - adhesives - drywall topping
Remove PCB's including switch gear
Remove all light fixtures and HVAC controls
Remove black mold from wall-ceilings floors
Remove electrical wire - asbestos insulation Electrical wire - Asbestos insulation
Structural Upgrades - (WBS - A111)
Roof Diaphragm
Remove and replace roofing
Remove existing structural roof deck where water damage has occurred
Replace roof drains and connect to storm drain system
Place new diaphragm plywood per structural report
Install new roof access per code
Second Floor Repairs / Diaphragm (2nd Floor To Roof Deck)
Demolition
Remove floor finishes
Remove non-load bearing partitions
Remove exterior wall finishes at building perimeter
Remove ceilings
Remove electrical distribution and lighting
Repair second floor decking
Remove plumbing system supply and sewer
Remove ductwork - soffits - ceilings
Remove exterior windows
Remove entry doors to mechanical rooms & replace with fire rated doors
Remove second floor railings
Remove HVAC mechanical equipment
Reconstruction
Place new diaphragm plywood per structural report
Install new water system and fire main / riser / sewer line
Install fire sprinkler system (WBS- A111AH13)
Establish electrical room for power and low voltage
Install new electrical gear and distribution to electrical rooms
Install new LED Lighting
Realign restroom to meet ADA
Reconstruct restrooms including entry doors ADA
Repair water damage at window openings
Repair damage to bottom plate and studs (termites / water)
Replace windows with low e - dual glazed windows
Provide 4 openable windows per elevation for emergency evacuation
Install new entry doors
Reconstruct mechanical rooms (walls - ceiling - floor to meet fire code)
Install new HVAC units
Install distribution HVAC ductwork
Repartition space ready for tenant improvement
Insulate exterior walls
Replace drywall at perimeter walls
Reinstall ceiling
Install balcony Ramps & Railings ADA
Second Story Steel Moment Frame - (WBS - A111AC)
Demo of exterior structure (see abatement for plaster removal)
Shoring support during construction
Demo of existing slab-on-grade (new foundation)
Second story shear wall
Install new moment frame foundation
Install new moment frame
Reconstruct building exterior including roof structure
Reconstruct interior - ready for tenant improvement
Incorporate vertical elevator shaft into moment frame design
Building Access - (WBS - A112)
Improve landings non-slip risers
Add backing to risers
Replace railing (all locations) with code compliant railing
Install vertical means of access to second floor
Site Improvements - (WBS - A118)
Divert rain water from roof to storm drain
Upgrade parking lot with catch basins piping to storm drain
Widen east side sidewalk to 5 feet in width - new walk and curb
Upgrade parking lot to meet ADA
Resurface parking lot for safety purposes
Install new sewer line
First Floor Repairs (Slab on Grade to 2nd Floor deck)
Demolition
Remove floor finishes
Remove non-load bearing partitions
Remove exterior wall finishes at building perimeter
Remove ceilings
Remove electrical distribution and lighting
Remove plumbing system supply and sewer
Remove ductwork - soffits - ceilings
Remove exterior windows
Remove entry doors
Replace 2x wood plates damaged by water or insects (WBS - A111AI)
Reconstruction (Slab on grade to second floor structure)
Install new sewer line
Install new water system and fire main / riser / sewer line
Install fire sprinkler system
Establish electrical room for power and low voltage
Install new electrical gear and distribution to electrical rooms
Install new led lighting
Realign restroom to meet ADA
Reconstruct restrooms including entry doors ADA
Repair water damage at window openings
Repair damage to bottom plate and studs(termites / water)
Replace windows with low e - dual glazed windows
Provide 4 openable windows per elevation for emergency evacuation
Install new entry doors
Reconstruct mechanical rooms (walls - ceiling - floor to meet fire code)
Install new HVAC units
Install distribution HVAC ductwork
Repartition space ready for tenant improvement
Insulate exterior walls
Replace drywall at perimeter walls
Reinstall ceiling
Add FDC "fire department connection"
Strengthen Existing 2 Story Shear Wall - (WBS - A111AD)
Demo of exterior structure (see abatement for plaster removal)
Shoring support during construction
Demo of existing slab-on-grade (new foundation)
Shear wall on interior of existing wall
Install new shear wall foundation
Install new moment frame
Reconstruct building exterior including roof structure
Reconstruct interior - ready for tenant improvement
Incorporate shear wall into diaphragm framing

Attachment G

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

PROJECTED LEASE SUMMARY

March 2023

SPACE	SQUARE FEET*	PROJ. RENT PSF/MO	ANNUAL RENT	NNN / Gross ǂ	RENT INCREASE
Shops 1-6 Combined	1,817	$8.50	$185,334	nnn	3% annual
Store #1	1,203	$8.50	$122,742	nnn	3% annual
Rear of Ground Floor	2,129	$4.50	$114,966	nnn	3% annual
2nd Floor Office	6,331	$3.50	$265,918	nnn	3% annual
Common Area	1,319	-	-	-	-
Parking (20 office spaces)	-	-	$48,000	Gross	3% annual
TOTALS	**12,800**	**4.80**	**$736,960**		

*Barry Building measurements per attached Gruen space plan.

ǂNNN: Tenant reimburses Landlord for Property Taxes, Maintenance & Insurance; Gross: Tenant does not reimburse.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

INVESTMENT ANALYSIS

PROJECTED GROSS RENTAL INCOME			**$736,960**
EXPENSE REIMBURSEMENT		**1.44 psf/mo**	$221,547
GROSS OPERATING INCOME			**$958,507**
VACANCY		**5%**	-$36,848
EFFECTIVE RENTAL INCOME			**$921,659**
OPERATING EXPENSES		**1.44 psf/mo**	-$221,547
RESERVES		**2%**	-$18,433
NET OPERATING INCOME			**$681,678**
FINANCING		60.0% LTV	$6,816,785
DOWNPAYMENT		40.0%	$4,544,523
AMORTIZATION		30 years	
INTEREST RATE		6.50%	
ANNUAL DEBT SERVICE		517,041	-$517,041
ANNUAL CASH FLOW			**$164,638**
INDICATED VALUE AT COMPLETION			**$11,361,308**
CAPITALIZATION RATE			**$0**
CASH ON CASH RETURN			**$0**
VALUE PER S.F. OF BLDG.	**12,800 SF**		**$888**
PROJECTED REMODEL COSTS*			
CONSTRUCTION COSTS PER BID		$1,001 /SF	-$12,818,000
LEASING COMMISSIONS		$15 /SF	-$191,996
TIA‡ GROUND FLOOR RETAIL		$50 /SF	-$257,468
TIA‡ 2ND FLOOR		$100 /SF	-$633,138
DEVELOPER PROFIT ¥		18%	-$2,045,035
CITY TRANSFER TAX		5.5%	-$624,872
COST OF SALE		4%	-$454,452
TOTAL COSTS			**-$17,024,961**
LAND RESIDUAL			**-$5,663,653**
LAND RESIDUAL/SF LAND			**-$103**

*Does not include carry costs during construction (property taxes, insurance, construction financing, etc.).

‡Tenant Improvement Allowance.

¥Calculating residual land value requires consideration of gross development value, and that gross development value is the total development cost, inclusive of the developer's profit.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

Estimated Expenses

Item	Annual Expense
Property Taxes (adjusted for sale)	$138,000
Insurance	$15,360
CAM	$46,079
Management (3% of Gross Rent)	$22,109
Total Expenses	**$221,547**

Reimbursement

Item	Annual Reimbursement
Property Taxes	$138,000
Insurance	$15,360
CAM	$46,079
Management (3% of Gross Rent)	$22,109
Total Reimbursement	**$221,547**

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

ASSUMPTIONS

Land Size	**54,809 /SF**	
Construction Costs*:	**$12,818,000**	
Inflation Rate:	**3.0%**	
Property Tax Rate	**1.20%**	
Proposed new financing:		
LTV	**60%**	
Amortization	**30**	**Years**
Interest Rate	**6.50%**	
Call	**10**	**Years**

Taxes adjusted for sale.

***per Hill International cost estimate**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Prepared By:
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THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

PROJECTED LEASE SUMMARY

March 2023

SPACE	SQUARE FEET*	PROJ. RENT PSF/MO	ANNUAL RENT	NNN / Gross ǂ	RENT INCREASE
Existing Building Remodel (Partial Demolition)					
Shops 1-6 Combined	1,817	$8.50	$185,334	nnn	3% annual
Store #1	1,203	$8.50	$122,742	nnn	3% annual
2nd Floor Office	4,257	$3.50	$178,794	nnn	3% annual
Common Area	1,679	-	-	-	-
Monthly Parking (13 office spaces)	-	-	$31,200	Gross	3% annual
Subtotal	**8,956**	-	-	-	-
Proposed 3-Story Annex					
Ground Floor Office	3,605	$3.50	$151,410	nnn	3% annual
2nd Floor Office	3,605	$3.50	$151,410	nnn	3% annual
3rd Floor Office	3,605	$3.50	$151,410	nnn	3% annual
Parking (32 office spaces)	-	-	$76,800	Gross	3% annual
Subtotal	**10,815**	-	-	-	-
TOTALS	**19,771**	**$4.42**	**$1,049,100**		

*Barry Building measurements per attached Gruen space plan, adjusted for partial demolition.

ǂNNN: Tenant reimburses Landlord for Property Taxes, Maintenance & Insurance; Gross: Tenant does not reimburse.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

INVESTMENT ANALYSIS

PROJECTED GROSS RENTAL INCOME			**$1,049,100**
EXPENSE REIMBURSEMENT		**1.34 psf/mo**	$318,375
GROSS OPERATING INCOME			**$1,367,475**
VACANCY		**5%**	-$68,374
EFFECTIVE RENTAL INCOME			**$1,299,101**
OPERATING EXPENSES		**1.34 psf/mo**	-$318,375
RESERVES		**2%**	-$25,982
NET OPERATING INCOME			**$954,744**
FINANCING		60.0% LTV	$9,547,439
DOWNPAYMENT		40.0%	$6,364,959
AMORTIZATION		30 years	
INTEREST RATE		6.50%	
ANNUAL DEBT SERVICE		724,156	-$724,156
ANNUAL CASH FLOW			**$230,588**
INDICATED VALUE AT COMPLETION			**$15,912,399**
CAPITALIZATION RATE			**6.00%**
CASH ON CASH RETURN			**3.6%**
VALUE PER S.F. OF BLDG. -	**19,771 SF**		**$805**
PROJECTED PROJECT COSTS*			
CONSTRUCTION COSTS PER BID - BARRY BUILDING		$1,001 /SF	-$8,968,594
CONSTRUCTION COSTS - ANNEX		$400 /SF	-$4,326,000
DEMOLITION COSTS (+/- 4,203 SF)		$5 /SF	-$21,015
LEASING COMMISSIONS		$15 /SF	-$296,570
TIA‡ - BARRY BUILDING GROUND FLOOR RETAIL		$50 /SF	-$151,018
TIA‡ - BARRY BUILDING 2ND FLOOR		$100 /SF	-$425,700
TIA‡ - ANNEX		$100 /SF	-$1,081,500
DEVELOPER PROFIT ¥		18%	-$2,864,232
CITY TRANSFER TAX		5.5%	-$875,182
COST OF SALE		4%	-$636,496
TOTAL COSTS			**-$19,646,307**
LAND RESIDUAL			**-$3,733,908**
LAND RESIDUAL/SF LAND			**-$68**

*Does not include carry costs during construction (property taxes, insurance, construction financing, etc.).

‡Tenant Improvement Allowance.

¥Calculating residual land value requires consideration of gross development value, and that gross development value is the total development cost, inclusive of the developer's profit.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

Estimated Expenses

Item	Annual Expense
Property Taxes (adjusted for sale)	$192,000
Insurance	$23,726
Common Area Maintenance	$71,177
Management (3% of Gross Rent)	$31,473
Total Expenses	**$318,375**

Estimated Reimbursement

Item	Annual Reimbursement
Property Taxes	$192,000
Insurance	$23,726
Common Area Maintenance	$71,177
Management (3% of Gross Rent)	$31,473
Total Reimbursement	**$318,375**

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

ASSUMPTIONS

Land Size	**54,809 /SF**	
Barry Building Construction Costs*:	**$8,968,594**	
Annex Estimated Construction Costs:	**$400 /SF**	
Estimated Demolition Costs:	**$5 /SF**	
Inflation Rate:	**3.0%**	
Property Tax Rate	**1.20%**	
Proposed New Financing:		
Loan to Value Ratio	**60%**	
Amortization	**30**	**Years**
Interest Rate	**6.50%**	
Call	**10**	**Years**

Taxes adjusted for sale

***per Hill International cost estimate, adjusted pro-rate for demolition of the rear portion.**

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Prepared By:
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COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

Saltair San Vicente

12011 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 55,730 SF
Built | Reno 1964 | -
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

1



NEW LEASE

Deal Size 1,952 SF
Sign Date 10/14/2022
Lease Term 12 Months
01/01/2023 - 12/31/2023

Notes Short-term lease.

Base Rent $4.25 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.0
Free Rent Months 2 mo
TIA $35.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Upland Workshop, LLC
Tenant Rep CBRE | Jeffrey Gerlach, Stanley Gerlach Jr
Lessor DE SALTAIR SV, LLC c/o Douglas Emmett Management
Lessor Rep Douglas Emmett, Inc. | Clayton Hjulberg

11611 San Vicente Blvd - Brentwood Gateway

11611 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 104,716 SF
Built | Reno 1977 | 2020
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

2



NEW LEASE

Deal Size 5,724 SF
Sign Date 10/05/2022
Lease Term 64 Months
04/01/2023 - 07/31/2028

Notes -

Base Rent $6.25 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.0
Free Rent Months 4 mo
TIA $45.15

Space Usage General Office
Parking Ratio 2.71 / 1,000

Tenant Lone View Capital Management, LLC
Tenant Rep CBRE | Drew Pion
Lessor SARAGOSSA LLC
Lessor Rep CBRE | Lauren Morris, Blake Mirkin

11777 Wilshire Blvd

11777 WILSHIRE Blvd, LOS ANGELES, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 99,111 SF
Built | Reno 1974 | -
Building Info Office | General Office | -
Tenancy Type -

3



RENEWAL

Deal Size 18,890 SF
Sign Date 09/28/2022
Lease Term 96 Months
05/01/2023 - 04/30/2031

Notes -

Base Rent $4.75 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 0.0
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 1.01 / 1,000

Tenant SEMLER BROSSY CONSULTING GROUP, LLC a California limited liability company
Tenant Rep NONE LISTED | -
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

12100 Wilshire Blvd

12100 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 365,325 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

4



RENEWAL

Deal Size 9,754 SF
Sign Date 09/27/2022
Lease Term 12 Months
07/01/2023 - 06/30/2024

Notes Short-term renewal.

Base Rent $3.90 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 0.0
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Walker & Dunlop, LLC
Tenant Rep CBRE | Jordan Brainard, Bradley Wilner, Daniel Falls, Louis Christopher, Charles Carroccio
Lessor DE Pacific 12100, LLC
Lessor Rep Douglas Emmett, Inc. | Craig Newlands

Brentwood Saltair

11999 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 60,502 SF
Built | Reno 1986 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

5



RENEWAL

Deal Size 10,845 SF
Sign Date 08/03/2022
Lease Term 72 Months
10/01/2023 - 09/30/2029

Notes -

Base Rent $3.68 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.5
Free Rent Months 2 mo
TIA $25.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Sitrick And Company, Inc.
Tenant Rep CBRE | Carter Haslam, Mikkel Pearce, Katelyn Hollywood, Jeffrey Gerlach, Stanley Gerlach Jr, Scott Kenny
Lessor Douglas Emmett Management
Lessor Rep Douglas Emmett, Inc. | Clayton Hjulberg

12100 Wilshire Blvd

12100 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 365,325 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

6



RENEWAL

Deal Size 3,428 SF
Sign Date 06/28/2022
Lease Term 62 Months
07/01/2022 - 08/31/2027

Notes -

Base Rent $4.10 FSG / Mo
Effective Rent $4.28 FSG / Mo
Asking Rent -
Escalations 3.5
Free Rent Months 4 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant TOKYU LAND US CORPORATION
Tenant Rep CBRE | Mitsuko Aso, Kenji Sakai
Sevenly Group, Inc. | Ben L. Gary
Lessor DE Pacific 12100, LLC
Lessor Rep CBRE | Kenji Sakai

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

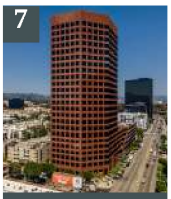
CBRE

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

7



RENEWAL

Deal Size 10,822 SF
Sign Date 06/10/2022
Lease Term 39 Months
05/01/2023 - 07/31/2026

Notes -

Base Rent $4.85 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.5
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Broadshore Capital Partners
Tenant Rep Newmark | A.J. Dorn
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

Wells Fargo Center

11601 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 500,475 SF
Built | Reno 1984 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

8



RENEWAL

Deal Size 9,295 SF
Sign Date 06/03/2022
Lease Term 60 Months
11/01/2022 - 10/31/2027

Notes -

Base Rent $5.50 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.45
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 2.5 / 1,000

Tenant Wells Fargo Bank NA
Tenant Rep CBRE | Adam Seltzer
Lessor Hudson Properties, LLC
Lessor Rep Hudson Pacific Properties, Inc. | Jeff Lasky

West Wilshire Center

11620 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 186,963 SF
Built | Reno 1976 | 2002
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

9



NEW LEASE
SUBLEASE

Deal Size 2,742 SF
Sign Date 06/02/2022
Lease Term 47 Months
06/15/2022 - 04/30/2026

Notes -

Base Rent $1.25 FSG / Mo
Effective Rent $2.37 FSG / Mo
Asking Rent -
Escalations 0.0
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Roger A. Brown & Co. LLP
Tenant Rep CBRE | Raquel Binswanger, David Freitag
Lessor Stoll, Nussbaum & Polakov, a California Professional Corp.
Lessor Rep Westmac | Luke Palmo

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

10



NEW LEASE

Deal Size 6,347 SF
Sign Date 05/19/2022
Lease Term 130 Months
02/01/2023 - 11/30/2033

Notes -

Base Rent $5.35 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 4.0
Free Rent Months 10 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Palm Tree LLC
Tenant Rep Guardian Commercial Realty | Robert Chavez
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

11



RENEWAL

Deal Size 5,234 SF
Sign Date 05/19/2022
Lease Term 39 Months
12/01/2022 - 02/28/2026

Notes -

Base Rent $4.75 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.5
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Karlin Asset Management, Inc.
Tenant Rep None Involved | -
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

Brentwood Executive Plaza

11726 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 90,307 SF
Built | Reno 1983 | 1996
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

12



RENEWAL

Deal Size 1,590 SF
Sign Date 05/12/2022
Lease Term 37 Months
08/01/2022 - 08/31/2025

Notes -

Base Rent $4.20 FSG / Mo
Effective Rent $4.24 FSG / Mo
Asking Rent -
Escalations 3.5
Free Rent Months 1 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant EDGELINE CAPITAL PARTNERS, LLC
Tenant Rep CBRE | Lauren Morris, Blake Mirkin
Lessor Douglas Emmett
Lessor Rep Douglas Emmett, Inc. | Clayton Hjulberg

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

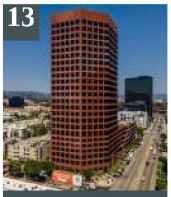
CBRE

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

13



NEW LEASE

Deal Size 1,625 SF
Sign Date 04/19/2022
Lease Term 5 Months
07/01/2022 - 11/30/2022

Notes -

Base Rent $5.30 FSG / Mo
Effective Rent $5.32 FSG / Mo
Asking Rent -
Escalations 3.5%
Free Rent Months 5 mo
TIA $55.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Wheelock Street Capital, LLC
Tenant Rep JLL | Cassie Trosclair
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

Topa Plaza

11911 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 91,431 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

14



NEW LEASE

Deal Size 3,167 SF
Sign Date 04/18/2022
Lease Term 39 Months
05/01/2022 - 07/31/2025

Notes -

Base Rent $5.50 FSG / Mo
Effective Rent $5.27 FSG / Mo
Asking Rent -
Escalations 3.0%
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3.5 / 1,000

Tenant CORAL TREE PARTNERS
Tenant Rep CBRE | Quinn Ruiz Edwards, Jake Bobek, Scott Steuber, Gregg Pasternack
Lessor 11911 SAN VICENTE, LLC
Lessor Rep Industry Partners | TIM DORNAN

Landmark II

11766 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 393,744 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

15



NEW LEASE

Deal Size 7,833 SF
Sign Date 04/12/2022
Lease Term 126 Months
08/01/2022 - 02/01/2033

Notes -

Base Rent $3.45 FSG / Mo
Effective Rent $3.77 FSG / Mo
Asking Rent -
Escalations 3%
Free Rent Months 6 mo
TIA $90.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant The Republic of Finland (Consulate General of Finland Los Angeles)
Tenant Rep CBRE | Alexander Solonin
Lessor DOUGLAS EMMETT 1995 LLC
Lessor Rep Self-Represented | -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

Wells Fargo Center

11601 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 500,475 SF
Built | Reno 1984 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

16



RENEWAL

Deal Size 5,529 SF
Sign Date 04/08/2022
Lease Term 26 Months
11/01/2022 - 12/31/2024

Notes -

Base Rent $5.35 FSG / Mo
Effective Rent $5.05 FSG / Mo
Asking Rent -
Escalations 3.5%
Free Rent Months 2 mo
TIA $0.00

Space Usage General Office
Parking Ratio 2.5 / 1,000

Tenant RCLCO (Robert Charles & Co., LLC)
Tenant Rep CBRE | Jeffrey Gerlach, Stanley Gerlach Jr
Lessor LA Realty Partners, c/o Hudson Pacific Properties
Lessor Rep L A Realty Partners | Lisa St John

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

17



EXPANSION

Deal Size 2,197 SF
Sign Date 04/01/2022
Lease Term 30 Months
09/01/2022 - 02/28/2025

Notes -

Base Rent $5.40 FSG / Mo
Effective Rent $5.32 FSG / Mo
Asking Rent -
Escalations 3.5
Free Rent Months 12 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant CITIZENS BANK NA
Tenant Rep Cushman & Wakefield | Locke Burnette
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

12100 Wilshire Blvd

12100 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 365,325 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

18



EXPANSION

Deal Size 4,258 SF
Sign Date 03/24/2022
Lease Term 12 Months
04/01/2022 - 03/31/2023

Notes -

Base Rent $3.65 FSG / Mo
Effective Rent $4.54 FSG / Mo
Asking Rent -
Escalations 0%
Free Rent Months 0 mo
TIA $30.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant IBORROW
Tenant Rep JLL | Jason Fine CBRE | David Swatt
Lessor Douglas Emmett Management
Lessor Rep Douglas Emmett, Inc. | Bob Zelkin

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

Wilshire Bundy Plaza

12121 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 313,749 SF
Built | Reno 1984 | 2007
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

19



RENEWAL

Deal Size 7,054 SF
Sign Date 03/09/2022
Lease Term 38 Months
10/01/2022 - 11/30/2025

Base Rent $3.70 FSG / Mo
Effective Rent $4.00 FSG / Mo
Asking Rent -
Escalations 3%
Free Rent Months 1.5 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Wealth Enhancement Group (Oakwood Capital Management)
Tenant Rep CBRE | Jeffrey Gerlach, Stanley Gerlach Jr, Brandon Megal, Emily Nicoll, Nick Pappas
Lessor Douglas Emmett (DE 12121 Wilshire, LP)
Lessor Rep Andrew Goodman Foundation Inc | -

Notes -

11611 San Vicente Blvd - Brentwood Gateway

11611 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 104,716 SF
Built | Reno 1977 | 2020
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

20



EXPANSION

Deal Size 7,851 SF
Sign Date 01/10/2022
Lease Term 65 Months
05/01/2023 - 09/30/2028

Base Rent $6.42 FSG / Mo
Effective Rent $5.41 FSG / Mo
Asking Rent -
Escalations 3.0%
Free Rent Months 6 mo
TIA $0.00

Space Usage General Office
Parking Ratio 2.71 / 1,000

Tenant Oaktree Capital Management LP
Tenant Rep CBRE | Richard Ratner, Blake Mirkin
Lessor SARAGOSSA LLC
Lessor Rep CBRE | Richard Ratner, Blake Mirkin

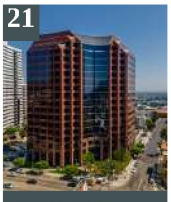
Notes -

Landmark II

11766 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 393,744 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

21



RENEWAL

Deal Size 2,024 SF
Sign Date 12/03/2021
Lease Term 63 Months
04/01/2022 - 06/30/2027

Base Rent $3.78 FSG / Mo
Effective Rent $3.89 FSG / Mo
Asking Rent -
Escalations 3.5
Free Rent Months 3 mo
TIA $15.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant ISRAEL MINISTRY OF TOURISM
Tenant Rep CBRE | Steven Barton, Mark Landver
Lessor DOUGLAS EMMETT 1995 LLC
Lessor Rep -

Notes -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

640 N Sepulveda Blvd

640 N Sepulveda Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 45,630 SF
Built | Reno 1987 | 1992
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy



NEW LEASE

Deal Size 5,000 SF
Sign Date 12/02/2021
Lease Term 40 Months
12/03/2021 - 04/02/2025

Base Rent $5.63 NNN / Mo
Effective Rent $5.41 NNN / Mo
Asking Rent -
Escalations 3%
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 4.49 / 1,000

Tenant Invisible Narratives
Tenant Rep -
Lessor 640 ASSOCIATES, LLC
Lessor Rep CBRE | Ryan Gurman, Neal Golub
1st Property Group | Ben Silver

Notes ($5.63 for 8 months) // ($5.8 for 12 months) // ($5.97 for 12 months) // ($6.15 for 4 months) // ($0 for 3 months)

Topa Plaza

11911 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 91,431 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy



NEW LEASE

Deal Size 1,201 SF
Sign Date 11/24/2021
Lease Term 59 Months
01/01/2023 - 12/31/2027

Base Rent $5.50 FSG / Mo
Effective Rent $5.90 FSG / Mo
Asking Rent -
Escalations 3.5
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3.5 / 1,000

Tenant South Street Capital Partners, LLC
Tenant Rep CBRE | Raquel Binswanger, David Freitag
Lessor 11911 San Vicente, LLC c/o Anderson Real Estate
Lessor Rep -

Notes -

640 N Sepulveda Blvd

640 N Sepulveda Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 45,630 SF
Built | Reno 1987 | 1992
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy



NEW LEASE

Deal Size 7,400 SF
Sign Date 11/22/2021
Lease Term 67 Months
02/01/2022 - 08/31/2027

Base Rent $3.00 NNN / Mo
Effective Rent $2.90 NNN / Mo
Asking Rent -
Escalations 3%
Free Rent Months 4 mo
TIA $0.00

Space Usage General Office
Parking Ratio 4.49 / 1,000

Tenant Signify Technology Group, Inc.
Tenant Rep -
Lessor 640 ASSOCIATES, LLC
Lessor Rep CBRE | Ryan Gurman, Neal Golub
1st Property Group | Ben Silver

Notes -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

12100 Wilshire Blvd

12100 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 365,325 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

25



NEW LEASE

Deal Size 6,334 SF
Sign Date 11/17/2021
Lease Term 39 Months
01/03/2022 - 04/02/2025

Notes -

Base Rent $3.61 FSG / Mo
Effective Rent $3.75 FSG / Mo
Asking Rent -
Escalations 3.0
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Gibbs, Giden, Locher, Turner, Senet & Wittbrodt LLP
Tenant Rep CBRE | Michelle Esquivel Hall, Jeffrey Pion
Lessor DE Pacific 12100, LLC
Lessor Rep Douglas Emmett, Inc. | Bob Zelkin

Saltair San Vicente

12011 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 55,730 SF
Built | Reno 1964 | -
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

26



RENEWAL

Deal Size 1,840 SF
Sign Date 11/01/2021
Lease Term 123 Months
11/01/2020 - 01/31/2031

Notes -

Base Rent $2.50 FSG / Mo
Effective Rent $2.87 FSG / Mo
Asking Rent -
Escalations 3%
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

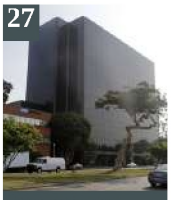
Tenant Function Physical Therapy Corporation
Tenant Rep CBRE | Michelle Esquivel Hall, Jeffrey Pion
Lessor Douglas Emmett
Lessor Rep -

11611 San Vicente Blvd - Brentwood Gateway

11611 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 104,716 SF
Built | Reno 1977 | 2020
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

27



NEW LEASE

Deal Size 11,211 SF
Sign Date 10/22/2021
Lease Term 132 Months
07/01/2022 - 06/30/2033

Notes -

Base Rent $3.75 NNN / Mo
Effective Rent $3.37 NNN / Mo
Asking Rent -
Escalations -
Free Rent Months 6 mo
TIA $80.00

Space Usage General Office
Parking Ratio 2.71 / 1,000

Tenant Monarch LLC
Tenant Rep Thirty Three Group | Rachel Rosenberg
Lessor SARAGOSSA LLC
Lessor Rep CBRE | Jacob Althaus

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

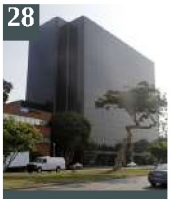
CBRE

11611 San Vicente Blvd - Brentwood Gateway

11611 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 104,716 SF
Built | Reno 1977 | 2020
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

28



NEW LEASE

Deal Size 1,945 SF
Sign Date 10/18/2021
Lease Term 60 Months
11/01/2021 - 10/31/2026

Base Rent $4.40 FSG / Mo
Effective Rent $4.37 FSG / Mo
Asking Rent -
Escalations 3.0
Free Rent Months 48 mo
TIA $0.00

Space Usage General Office
Parking Ratio 2.71 / 1,000

Tenant Related Fund Management, LLC
Tenant Rep -
Lessor Brentwood Square
Lessor Rep CBRE | Bryan Dunne

Notes -

Landmark II

11766 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 393,744 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

29



OPTION

Deal Size 4,000 SF
Sign Date 10/15/2021
Lease Term 9 Months
01/01/2022 - 09/30/2022

Base Rent $4.61 NNN / Mo
Effective Rent $4.65 NNN / Mo
Asking Rent -
Escalations $263.35
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Caltius Capital Management, LP
Tenant Rep CBRE | Nicholas Christensen
Lessor DOULGAS EMMETT 1995, LLC
Lessor Rep Douglas Emmett, Inc. | Bob Zelken

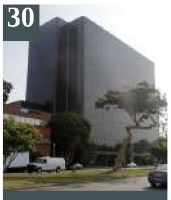
Notes Rent escalation: $263.35

11611 San Vicente Blvd - Brentwood Gateway

11611 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 104,716 SF
Built | Reno 1977 | 2020
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

30



NEW LEASE

Deal Size 2,874 SF
Sign Date 10/11/2021
Lease Term 120 Months
04/01/2022 - 04/01/2032

Base Rent $6.25 FSG / Mo
Effective Rent $6.66 FSG / Mo
Asking Rent -
Escalations 3%
Free Rent Months 6 mo
TIA $0.00

Space Usage General Office
Parking Ratio 2.71 / 1,000

Tenant Hanover R.S., LP
Tenant Rep -
Lessor SARAGOSSA LLC
Lessor Rep CBRE | Richard Ratner, Blake Mirkin

Notes -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

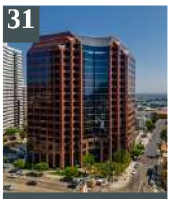
CBRE

Landmark II

11766 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 393,744 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

31



NEW LEASE

Deal Size 2,890 SF
Sign Date 10/07/2021
Lease Term 60 Months
02/01/2022 - 01/30/2027

Base Rent $3.90 FSG / Mo
Effective Rent $4.18 FSG / Mo
Asking Rent -
Escalations $0.00
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant L&S Advisors, Inc
Tenant Rep CBRE | Martin Barkan
Lessor DOUGLAS EMMETT 1995 LLC
Lessor Rep -

Notes -

520 S Sepulveda Blvd

520 S Sepulveda Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 21,628 SF
Built | Reno 1970 | -
Building Info Office | General Office | Class C
Tenancy Type Multi Occupancy

32



NEW LEASE

Deal Size 1,122 SF
Sign Date 09/01/2021
Lease Term 24 Months
-

Base Rent $3.50 FSG / Mo
Effective Rent $3.21 FSG / Mo
Asking Rent -
Escalations 4%
Free Rent Months 2 mo
TIA $15.00

Space Usage General Office
Parking Ratio 2.96 / 1,000

Tenant Research in Progress
Tenant Rep CBRE | Gerlach Klingensmith
Lessor Paris West Companies
Lessor Rep Paris West Companies | -

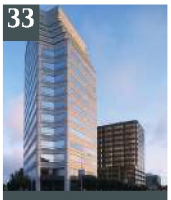
Notes -

Wilshire Brentwood Plaza

12400 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 246,575 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

33



RENEWAL

Deal Size 7,228 SF
Sign Date 08/26/2021
Lease Term 36 Months
09/01/2021 - 08/31/2024

Base Rent $3.95 MG / Mo
Effective Rent $4.09 MG / Mo
Asking Rent -
Escalations 3.5%
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Endoscopy Center of Santa Monica, LLC c/o Cedars-Sinai Medical Center
Tenant Rep CBRE | Claire Doney, Spencer Thomas, Mark Sprague, Richard Doney
Lessor Douglass Emmett 2015, LLC, a Delaware limited liability company
Lessor Rep -

Notes Electric & Taxes - Not listed in lease Operating expenses - Section D7. Commencing on September, 2021 and throughout the Third Extended Term, the Base Year shall be calendar year 2021, provided that Tenant shall not be obligated to pay, not shall Tenant accrue charges for, Tenant's Share of Operating Expenses until the first calendar day of the thirteenth (13th) full calendar month of The Third Extended Term. Section D8. Commencing September 1, 2021 and throughout the Third Extended Term, Tenant's Share of Operating Expenses for the Premises, shall be 3.20%.

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

Wilshire Centre

12300 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 46,579 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

34



RENEWAL

Deal Size 4,417 SF
Sign Date 08/02/2021
Lease Term 75 Months
09/01/2021 - 11/30/2027

Base Rent $3.50 FSG / Mo
Effective Rent $3.52 FSG / Mo
Asking Rent -
Escalations 3.0
Free Rent Months 3 mo
TIA $15.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Terry L. Jacoby Financial Management, Inc.
Tenant Rep CBRE | Michelle Esquivel Hall, Jeffrey Pion
Lessor Wilshire Tower
Lessor Rep -

Notes -

11600 WILSHIRE BOULEVARD

11600 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 59,459 SF
Built | Reno 1955 | 2000
Building Info Office | General Office | Class C
Tenancy Type Multi Occupancy

35



NEW LEASE

Deal Size 1,650 SF
Sign Date 06/28/2021
Lease Term 64 Months
08/01/2021 - 12/01/2026

Base Rent $4.25 FSG / Mo
Effective Rent $2.32 FSG / Mo
Asking Rent -
Escalations 3.25%
Free Rent Months 4 mo
TIA $30.00

Space Usage General Office
Parking Ratio 2.99 / 1,000

Tenant I-Sight Optometric Center, INC., a California Corporation
Tenant Rep CBRE | Alexander Solonin
Lessor CIM/ 11600 Wilshire (Los Angeles), L.P., a Deleware limited partnership
Lessor Rep -

Notes ($4.25 for 10 months) // ($0 for 24 months) // ($4.39 for 10 months) // ($0 for 24 months) // ($4.68 for 12 months) // ($4.83 for 12 months) // ($4.99 for 12 months) // ($5.02 for 4 months)

Wilshire Bundy Plaza

12121 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 313,749 SF
Built | Reno 1984 | 2007
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

36



EXPANSION

Deal Size 4,069 SF
Sign Date 06/22/2021
Lease Term 81 Months
07/01/2021 - 03/31/2028

Base Rent $3.00 FSG / Mo
Effective Rent $3.13 FSG / Mo
Asking Rent -
Escalations 3%
Free Rent Months 4 mo
TIA $15.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Elite OrthoSport Physical Therapy & Performance
Tenant Rep CBRE | Michelle Esquivel Hall, Jeffrey Pion
Lessor Douglas Emmett
Lessor Rep -

Notes -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

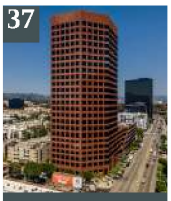
Prepared on 11/23/2022 | **42** Records

CBRE

11755 Wilshire Blvd - Wilshire Landmark I
11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

37



RENEWAL

Deal Size 6,031 SF
Sign Date 06/04/2021
Lease Term 40 Months
11/01/2021 - 02/28/2025

Notes -

Base Rent $5.20 FSG / Mo
Effective Rent $5.04 FSG / Mo
Asking Rent -
Escalations 3.5%
Free Rent Months 3 mo
TIA $15.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant CITIZENS BANK NA
Tenant Rep Cushman & Wakefield | Locke Burnette
Lessor Cal STRS
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

11759 SAN VICENTE BLVD.
11759 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 8,260 SF
Built | Reno - | -
Building Info Office | General Office | -
Tenancy Type Multi Occupancy

38



NEW LEASE
SUBLEASE

Deal Size 1,291 SF
Sign Date 03/30/2021
Lease Term 7 Months
05/01/2021 - 11/30/2021

Notes -

Base Rent $4.35 FSG / Mo
Effective Rent $4.35 FSG / Mo
Asking Rent -
Escalations $0.00
Free Rent Months 1 mo
TIA $0.00

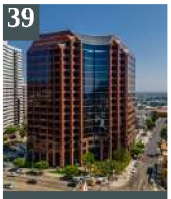
Space Usage General Office
Parking Ratio -

Tenant LEDO CAPITAL GROUP, LLC
Tenant Rep -
Lessor WEST COAST HOSIERY GROUP, LLC
Lessor Rep CBRE | Brandon Cohan, Evan Clark

Landmark II
11766 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 393,744 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

39



RENEWAL

Deal Size 5,267 SF
Sign Date 03/02/2021
Lease Term 9 Months
04/01/2021 - 12/31/2021

Notes Approximately 4,000 additional SF given rent-free for 9 months.

Base Rent $3.65 NNN / Mo
Effective Rent $3.50 NNN / Mo
Asking Rent -
Escalations $0.00
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Caltius Capital Management, LP
Tenant Rep CBRE | Nicholas Christensen
Lessor DOUGLAS EMMETT 1995 LLC
Lessor Rep -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

40



RENEWAL

Deal Size 4,575 SF
Sign Date 02/25/2021
Lease Term 27 Months
03/01/2021 - 06/15/2023

Notes -

Base Rent $4.50 NNN / Mo
Effective Rent $5.43 NNN / Mo
Asking Rent -
Escalations 3.0
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Philip Michels a professional law corp.
Tenant Rep Guardian Commercial Realty | -
Lessor CHSV Wilshire Landmark, LLC
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

West Wilshire Center

11620 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 186,963 SF
Built | Reno 1976 | 2002
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

41



RENEWAL

Deal Size 1,759 SF
Sign Date 02/01/2021
Lease Term 65 Months
02/01/2021 - 06/30/2026

Notes -

Base Rent $3.15 FSG / Mo
Effective Rent -
Asking Rent $3.85 FSG / Mo
Escalations -
Free Rent Months 5 mo
TIA $20.00

Space Usage General Office
Parking Ratio 3 / 1,000

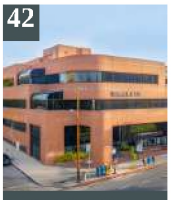
Tenant Mail2world, Inc.
Tenant Rep -
Lessor CIM Group, LP
Lessor Rep Madison Partners | -

Brentwood Saltair

11999 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 60,502 SF
Built | Reno 1986 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

42



MONTH TO MONTH

Deal Size 2,134 SF
Sign Date 01/27/2021
Lease Term 24 Months
03/01/2021 - 02/28/2023

Notes -

Base Rent $3.75 FSG / Mo
Effective Rent $3.82 FSG / Mo
Asking Rent -
Escalations 3
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant VENBROOK GROUP, LLC
Tenant Rep CBRE | Richard Ratner, Blake Mirkin
Lessor Douglas Emmett
Lessor Rep Douglas Emmett, Inc. | -

Rental Survey — Retail - Un-Anchored Retail Strip — No. 1

Property Name	Topa Town & Country Plaza
Address	11640 San Vicente Boulevard Brentwood, CA 90049
County	Los Angeles
Govt./Tax ID	4265-005-020
Gross Leasable Area (GLA)	34,278 sf
Condition	Average
Number of Buildings	2
Parking Type/Ratio	Surface/ 2.71:1,000 sf
Year Built/Renovated	1977/ N/A
Floor Count	2
Occupancy Type	Multi-tenant
Land Area Net	1.466 ac/ 63,867 sf
Shape	Rectangular
Zoning	N/A
Construction Class/ Type	D/ Average
Exterior Finish	Wood



Quoted Terms

Reimbursements	NNN	Rent Changes/Steps	Annual Fixed
Occupancy / In Line	97% / 97%	Free Rent	N/A
Tenant Size	800 sf	TI Allowance	N/A
Lease Term	60 Mo(s).	Reimbursement Amount	$0.80 per sf
Survey Date	09/2021	Total Oper. & Fixed Exp.	N/A
Verification	Darren Bell / 310-203-9199	Annual Base Rent	$54.00 - $78.00 per sf

Actual Leases

Tenant Name	Tenancy Use Type	Size (sf)	Term (Mo.)	Type of Lease	Start Date	Reimbs.	Rent Changes / Steps	Free Rent (Mo.)	TI Allowance per sf	Annual Base Rate per sf
Cafe Lux	Retail	1,443	60	New	Jan 2017	NNN	Annual 3.0%	0.00	$0.00	$78.00

Comments

This comparable is the Topa Town & Country Plaza, a two-story, multi-tenant retail/office building located on the south side of San Vicente Boulevard, east of Barrington Avenue in the affluent community of Brentwood in West Los Angeles. Built in 1977, the center has a net rentable area of 34,278 square feet situated on a 0.50-acre parcel. Onsite surface parking is provided at a ratio of 2.71-spaces per 1,000 SF of building area. As of the date of survey, the center was 91.8% leased (retail portion is 100% occupied). Major tenants include FrontRunners, Soul Cycle, Sugarfish, and more. The most recent retail lease achieved a starting rental rate of $6.50 PSF per month, triple net, for a 1,443 SF space. The space was leased to Café Lux for a five-year duration. The current asking rate for a 1,451 SF ground floor shop space is $12,000 per month or $99.24 PSF per year, gross (triple nets are included in monthly rental rate).

Rental Survey — Retail - Un-Anchored Retail Strip — No. 2

Property Name	11906-11928 San Vicente Boulevard
Address	11906-11928 San Vicente Boulevard Los Angeles, CA 90049
County	Los Angeles
Govt./Tax ID	4265-007-035, -036
Gross Leasable Area (GLA)	12,128 sf
Condition	Average
Number of Buildings	2
Parking Type/Ratio	N/A/ N/A
Year Built/Renovated	1927/ 2014
Floor Count	1
Occupancy Type	Multi-tenant
Land Area Net	0.460 ac/ 20,018 sf
Shape	Triangular
Zoning	C1.5 Limited Commercial Zone
Construction Class/ Type	C/ Average
Exterior Finish	Brick



Quoted Terms

Reimbursements	NNN	Rent Changes/Steps	Annual 3.0%
Occupancy / In Line	60% / 60%	Free Rent	N/A
Tenant Size	N/A	TI Allowance	N/A
Lease Term	N/A	Reimbursement Amount	N/A
Survey Date	09/2021	Total Oper. & Fixed Exp.	N/A
Verification	N/A	Annual Base Rent	per sf

Actual Leases

Tenant Name	Tenancy Use Type	Size (sf)	Term (Mo.)	Type of Lease	Start Date	Reimbs.	Rent Changes / Steps	Free Rent (Mo.)	TI Allowance per sf	Annual Base Rate per sf
Confidential Retail	Retail	1,885	60	New	Jan 2019	NNN	Annual 3.0%	0.00	$0.00	$133.32
Confidential Retail	Retail	1,946	120	New	Nov 2018	NNN	Annual 4.0%	0.00	$0.00	$141.48

Comments

This comparable is a smaller scale specialty shopping center catering to local residents. It is located at the southwest corner of San Vicente Boulevard and Montana Avenue, in the community of Brentwood (Los Angeles City limits). The improvements consist of two buildings totaling 16,098 square feet, and situated on a 0.47-acre site. There are 12 surface, onsite parking spaces; additional offsite parking is provided. Building One (11918 San Vicente Boulevard) consist of a one-story plus basement, multi-tenant retail building containing 10,966 square feet (8,390 square feet of net rentable ground floor retail space and 2,576 square feet of net rentable square feet of basement space) that was originally built in 1927 and extensively renovated in 2009. Building Two (11906 San Vicente Boulevard) was recently constructed in 2013. It consists of a one-story plus basement, retail pad building containing 5,132 square feet (3,444 square feet of net rentable ground floor retail space – including patio space- and 1,688 square feet of net rentable square feet of basement space). The most recent leases achieved starting rental rates ranging from $11.11 to $15.86 PSF per month, triple net. Leases exhibit annual escalations and most spaces were delivered in a "vanilla shell" state.

Rental Survey — Retail - High Street Shops — No. 4

Property Name	Multi-Tenant Storefront Retail
Address	11682-11698 San Vicente Boulevard & 900-908 S. Barrington Avenue Los Angeles, CA 90049
County	Los Angeles
Govt./Tax ID	Multiple
Gross Leasable Area (GLA)	14,789 sf
Condition	Average
Number of Buildings	2
Parking Type/Ratio	Surface/ 2.64:1,000 sf
Year Built/Renovated	1948/ N/A
Floor Count	1
Occupancy Type	Multi-tenant
Land Area Net	0.533 ac/ 23,234 sf
Shape	Irregular
Zoning	C1.5-1VL
Construction Class/ Type	C/ Average
Exterior Finish	Concrete

Quoted Terms

Reimbursements	NNN	Rent Changes/Steps	N/A
Occupancy / In Line	87% / N/A	Free Rent	N/A
Tenant Size	922 - 2,955 sf	TI Allowance	N/A
Lease Term	N/A	Reimbursement Amount	N/A
Survey Date	06/2022	Total Oper. & Fixed Exp.	N/A
Verification	N/A	Annual Base Rent	$96.29 - $122.00 per sf

Actual Leases

Tenant Name	Tenancy Use Type	Size (sf)	Term (Mo.)	Type of Lease	Start Date	Reimbs.	Rent Changes / Steps	Free Rent (Mo.)	TI Allowance per sf	Annual Base Rate per sf
Planet Beauty	Retail	1,594	N/A	New	Aug 2017	NNN	N/A	N/A	N/A	$81.03
Eye Ball Land Inc.	Retail	922	N/A	New	Jan 2017	NNN	N/A	N/A	N/A	$75.94
Juice Crafters	Retail	950	N/A	New	Feb 2012	NNN	N/A	N/A	N/A	$83.60
Chipotle	Retail	2,030	N/A	New	Mar 2011	NNN	N/A	N/A	N/A	$96.29
Coffee Bean & Tea Leaf	Retail	1,380	N/A	New	Feb 2010	NNN	N/A	N/A	N/A	$122.00
Contempo Floor Cover	Retail	2,955	N/A	New	Mar 2009	NNN	N/A	N/A	N/A	$52.00
Claudio's Coiffeure	Retail	930	N/A	New	Jan 2007	NNN	N/A	N/A	N/A	$67.20
Sortino Restaurant	Retail	2,168	N/A	New	Nov 2003	NNN	N/A	N/A	N/A	$87.21
VACANT	Retail	1,860	N/A	Available	N/A	NNN	N/A	N/A	N/A	$90.00

Comments



1415-1419 2nd St

Santa Monica, CA 90401

Los Angeles County

Building Type:	Class C Office	Space Avail:	3,053 SF
Status:	Built 1920, Renov 1994	Max Contig:	1,749 SF
Building Size:	13,500 SF	Smallest Space:	1,304 SF
Typical Floor Size:	6,750 SF	Rent/SF/Mo:	Withheld
Stories:	2	% Leased:	77.4%
Expenses:	2021 Tax @ $2.70/sf		
Parking:	10 Reserved Spaces @ $85.00/mo; Ratio of 0.74/1,000 SF		



1422-1424 2nd St

Santa Monica, CA 90401

Los Angeles County

Building Type:	Class B Office	Space Avail:	1,708 SF
Status:	Built 1999	Max Contig:	1,708 SF
Building Size:	26,000 SF	Smallest Space:	1,708 SF
Typical Floor Size:	9,150 SF	Rent/SF/Mo:	Withheld
Stories:	3	% Leased:	100%
Expenses:	2021 Tax @ $2.91/sf; 2012 Ops @ $0.60/sf		
Parking:	4 Surface Spaces are available; Ratio of 0.15/1,000 SF		



1217 3rd St

Restoration Hardware

Santa Monica, CA 90401

Los Angeles County

Building Type:	Retail/Restaurant (Regional Mall)	Space Avail:	10,000 SF
Status:	Built 1971	Max Contig:	10,000 SF
Building Size:	10,000 SF	Smallest Space:	3,000 SF
Land Area:	14,810 SF	Rent/SF/YR:	$8.00
Stories:	1	% Leased:	100%
Expenses:	2020 Tax @ $2.81/sf		
Parking:	5 Surface Spaces are available; Ratio of 0.50/1,000 SF		



262-264 26th St

Santa Monica, CA 90402

Los Angeles County

Building Type:	Retail/Storefront Retail/Office	Space Avail:	1,454 SF
Status:	Built 1947	Max Contig:	1,454 SF
Building Size:	1,454 SF	Smallest Space:	1,454 SF
Land Area:	4,996 SF	Rent/SF/YR:	Withheld
Stories:	2	% Leased:	100%
Expenses:	2020 Tax @ $3.06/sf		
Parking:	5 Surface Spaces are available; Ratio of 3.33/1,000 SF		

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201-213 Arizona Ave

Linda Vista Mall

Santa Monica, CA 90401

Los Angeles County

Building Type: Retail/Storefront (Regional Mall)
Status: Built 1977
Building Size: 10,860 SF
Land Area: 14,810 SF
Stories: 1
Expenses: 2021 Tax @ $9.60/sf
Parking: 81 Surface Spaces are available; Ratio of 5.00/1,000 SF

Space Avail: 3,000 SF
Max Contig: 1,000 SF
Smallest Space: 1,000 SF
Rent/SF/YR: $6.00
% Leased: 72.4%



120 Broadway

Palisades Promenade

Santa Monica, CA 90401

Los Angeles County

Building Type: Class A Office
Status: Built 1990
Building Size: 101,431 SF
Typical Floor Size: 19,721 SF
Stories: 5
Expenses: 2021 Tax @ $3.51/sf
Parking: Ratio of 3.00/1,000 SF

Space Avail: 42,766 SF
Max Contig: 27,022 SF
Smallest Space: 632 SF
Rent/SF/YR: Withheld
% Leased: 99.3%



721-729 Broadway

Lincoln Broadway Bldg

Santa Monica, CA 90401

Los Angeles County

Building Type: Retail/Storefront Retail/Residential (Strip Ctr)
Status: Built 1923, Renov 1992
Building Size: 10,000 SF
Land Area: 5,001 SF
Stories: 2
Expenses: 2021 Tax @ $2.66/sf; 2007 Ops @ $5.77/sf, 2011 Est Ops @ $2.57/sf

Space Avail: 800 SF
Max Contig: 800 SF
Smallest Space: 800 SF
Rent/SF/YR: $6.88
% Leased: 92.0%



1502 Broadway St

Bixby Apartments

Santa Monica, CA 90404

Los Angeles County

Building Type: Class B Multi-Family/Apartments
Status: Built Jan 2012
Building Size: 29,064 SF
Land Area: 14,810 SF
Stories: 3
Expenses: 2020 Tax @ $4163.36/Unit; 2011 Ops @ $2422.37/Unit
Parking: 32 Covered Spaces are available; Ratio of 2.00/1,000 SF

Space Avail: 553 SF
Max Contig: 553 SF
Smallest Space: 553 SF
Rent/SF/YR: $6.00
% Leased: 0%

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1601-1641 Lincoln

Catherine I, II, & Junction

Santa Monica, CA 90404

Los Angeles County

Building Type:	Retail/(Strip Ctr)	Space Avail:	26,922 SF
Status:	Built 2022	Max Contig:	26,922 SF
Building Size:	27,527 SF	Smallest Space:	1,009 SF
Land Area:	-	Rent/SF/YR:	$6.00
Stories:	4	% Leased:	2.2%



1550 Lincoln Blvd

NMS Lincoln

Santa Monica, CA 90401

Los Angeles County

Building Type:	Class A Multi-Family/Apartments	Space Avail:	11,520 SF
Status:	Under Construction, delivers Dec 2022	Max Contig:	6,617 SF
Building Size:	102,500 SF	Smallest Space:	1,308 SF
Land Area:	-	Rent/SF/YR:	$5.50-$6.75
Stories:	5	% Leased:	0%
Expenses:	2020 Tax @ $3103.31/Unit		
Parking:	232 Covered Spaces are available; Ratio of 2.26/1,000 SF		



1600 Lincoln Blvd

Santa Monica, CA 90404

Los Angeles County

Building Type:	Retail	Space Avail:	10,606 SF
Status:	Built 1938, Renov Aug 2022	Max Contig:	5,605 SF
Building Size:	10,606 SF	Smallest Space:	5,001 SF
Land Area:	33,106 SF	Rent/SF/YR:	Withheld
Stories:	1	% Leased:	0%
Expenses:	2020 Tax @ $2.51/sf		
Parking:	10 Surface Spaces are available; Ratio of 0.94/1,000 SF		



2700 Lincoln Blvd

Santa Monica, CA 90405

Los Angeles County

Building Type:	Retail/Auto Repair	Space Avail:	9,828 SF
Status:	Built 1969	Max Contig:	9,828 SF
Building Size:	9,828 SF	Smallest Space:	9,828 SF
Land Area:	26,998 SF	Rent/SF/YR:	$7.65
Stories:	1	% Leased:	100%
Expenses:	2021 Tax @ $3.60/sf		

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2817-2827 Main St

Santa Monica, CA 90405

Los Angeles County

Building Type:	Class C Office	Space Avail:	3,500 SF
Status:	Built 1923	Max Contig:	2,500 SF
Building Size:	13,500 SF	Smallest Space:	1,000 SF
Typical Floor Size:	3,000 SF	Rent/SF/YR:	Withheld
Stories:	2	% Leased:	81.5%
Expenses:	2021 Tax @ $3.44/sf		
Parking:	20 Surface Spaces are available; 12 Reserved Spaces @ $65.00/mo; Ratio of 10.67/1,000 SF		



2907-2915 Main St

Santa Monica, CA 90405

Los Angeles County

Building Type:	Retail/Storefront	Space Avail:	1,200 SF
Status:	Built 1923, Renov 1989	Max Contig:	1,200 SF
Building Size:	10,000 SF	Smallest Space:	1,200 SF
Land Area:	10,019 SF	Rent/SF/YR:	$7.00
Stories:	1	% Leased:	100%
Expenses:	2020 Tax @ $3.44/sf; 2007 Combined Est Tax/Ops @ $15.92/sf		
Parking:	Ratio of 0.00/1,000 SF		



2910 1/2 Main St

Santa Monica, CA 90405

Los Angeles County

Building Type:	Retail/Storefront	Space Avail:	950 SF
Status:	Built 1913	Max Contig:	950 SF
Building Size:	1,916 SF	Smallest Space:	950 SF
Land Area:	958 SF	Rent/SF/YR:	$6.84
Stories:	2	% Leased:	100%
Expenses:	2020 Tax @ $2.33/sf		
Parking:	3 Surface Spaces are available; Ratio of 1.56/1,000 SF		



3002 Main St

Santa Monica, CA 90405

Los Angeles County

SWC Main St. & Pier Ave.

Building Type:	Class B Office/Loft/Creative Space	Space Avail:	5,018 SF
Status:	Built 2001	Max Contig:	5,018 SF
Building Size:	5,018 SF	Smallest Space:	5,018 SF
Typical Floor Size:	5,018 SF	Rent/SF/YR:	$6.25
Stories:	1	% Leased:	0%
Expenses:	2021 Tax @ $16.11/sf		
Parking:	10 Surface Spaces are available; Ratio of 1.99/1,000 SF		

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1007-1015 Montana Ave

Santa Monica, CA 90403

Los Angeles County

Building Type:	Retail/Storefront	Space Avail:	1,570 SF
Status:	Built 1928	Max Contig:	1,570 SF
Building Size:	5,400 SF	Smallest Space:	1,570 SF
Land Area:	9,583 SF	Rent/SF/YR:	$7.95
Stories:	1	% Leased:	100%
Expenses:	2021 Tax @ $10.66/sf		
Parking:	2 Surface Spaces are available; Ratio of 1.27/1,000 SF		



1028-1034 Montana Ave

Santa Monica, CA 90403

Los Angeles County

Building Type:	Retail/Storefront	Space Avail:	3,000 SF
Status:	Built 1954	Max Contig:	2,300 SF
Building Size:	4,118 SF	Smallest Space:	700 SF
Land Area:	7,405 SF	Rent/SF/YR:	$6.42
Stories:	1	% Leased:	83.0%
Expenses:	2020 Tax @ $20.24/sf		
Parking:	Ratio of 0.00/1,000 SF		



1102-1110 Montana Ave

Santa Monica, CA 90403

Los Angeles County

Building Type:	Retail/Storefront	Space Avail:	1,200 SF
Status:	Built 1964	Max Contig:	1,200 SF
Building Size:	7,784 SF	Smallest Space:	1,200 SF
Land Area:	7,802 SF	Rent/SF/YR:	Withheld
Stories:	1	% Leased:	100%
Expenses:	2020 Tax @ $1.96/sf		
Parking:	Ratio of 3.01/1,000 SF		



1229-1235 Montana Ave

Santa Monica, CA 90403

Los Angeles County

Building Type:	Retail/Storefront	Space Avail:	800 SF
Status:	Built 1986	Max Contig:	800 SF
Building Size:	3,940 SF	Smallest Space:	800 SF
Land Area:	5,227 SF	Rent/SF/YR:	$8.00
Stories:	2	% Leased:	79.7%
Expenses:	2020 Tax @ $3.39/sf		
Parking:	5 free Surface Spaces are available; Ratio of 1.27/1,000 SF		

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1511 Montana Ave

Santa Monica, CA 90403

Los Angeles County

Building Type:	Retail/Storefront	Space Avail:	2,355 SF
Status:	Built 1956	Max Contig:	1,215 SF
Building Size:	3,337 SF	Smallest Space:	1,140 SF
Land Area:	4,792 SF	Rent/SF/YR:	$7.95
Stories:	1	% Leased:	100%
Expenses:	2020 Tax @ $7.48/sf; 2010 Ops @ $2.88/sf		
Parking:	4 Surface Spaces are available; Ratio of 1.20/1,000 SF		



1447 Ocean Ave

Ocean View Hotel

SANTA MONICA, CA 90401

Los Angeles County

Building Type:	Hospitality/Hotel	Space Avail:	740 SF
Status:	Built 1963	Max Contig:	740 SF
Building Size:	30,745 SF	Smallest Space:	740 SF
Land Area:	14,810 SF	Rent/SF/YR:	$10.00
Stories:	4	% Leased:	0%
Expenses:	2020 Tax @ $3.37/sf		



11640-11648 San Vicente Blvd

Topa Town & Country

Los Angeles, CA 90049

Los Angeles County

Building Type:	Retail/Storefront (Neighborhood Ctr)	Space Avail:	4,549 SF
Status:	Built 1977	Max Contig:	3,098 SF
Building Size:	60,204 SF	Smallest Space:	1,451 SF
Land Area:	86,249 SF	Rent/SF/YR:	$7.00
Stories:	2	% Leased:	100%
Expenses:	2021 Tax @ $2.03/sf; 2010 Ops @ $3.28/sf		
Parking:	93 Surface Spaces @ $135.00/mo; Ratio of 2.71/1,000 SF		



11706-11712 San Vicente Blvd

Los Angeles, CA 90049

Los Angeles County

Building Type:	Retail/Storefront	Space Avail:	1,850 SF
Status:	Built 1964	Max Contig:	1,850 SF
Building Size:	7,027 SF	Smallest Space:	1,850 SF
Land Area:	12,197 SF	Rent/SF/YR:	$6.00
Stories:	1	% Leased:	100%
Expenses:	2021 Tax @ $6.50/sf; 2007 Ops @ $10.58/sf		
Parking:	4 Surface Spaces are available; Ratio of 0.51/1,000 SF		

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11757-11759 San Vicente Blvd

Los Angeles, CA 90049

Los Angeles County

Building Type:	Retail/Storefront Retail/Office	Space Avail:	3,349 SF
Status:	Built 1950, Renov Mar 2019	Max Contig:	2,250 SF
Building Size:	8,260 SF	Smallest Space:	1,099 SF
Land Area:	13,068 SF	Rent/SF/YR:	$6.25-$6.50
Stories:	2	% Leased:	59.5%
Expenses:	2020 Tax @ $16.50/sf; 2020 Ops @ $4.56/sf		
Parking:	16 Surface Spaces @ $250.00/mo; Ratio of 2.00/1,000 SF		



310-312 Wilshire Blvd

Santa Monica, CA 90401

Los Angeles County

Building Type:	Class C Office/Loft/Creative Space	Space Avail:	9,177 SF
Status:	Built 1928	Max Contig:	4,723 SF
Building Size:	9,177 SF	Smallest Space:	4,454 SF
Typical Floor Size:	4,454 SF	Rent/SF/YR:	$4.50
Stories:	2	% Leased:	0%
Expenses:	2021 Tax @ $8.71/sf, 2013 Est Tax @ $11.70/sf; 2013 Est Ops @ $0.24/sf		



319-335 Wilshire Blvd

Santa Monica, CA 90401

Los Angeles County

N/W/C

Building Type:	Retail	Space Avail:	2,526 SF
Status:	Built 1970, Renov Dec 1998	Max Contig:	2,526 SF
Building Size:	23,006 SF	Smallest Space:	2,526 SF
Land Area:	14,810 SF	Rent/SF/YR:	$6.00
Stories:	2	% Leased:	89.0%
Expenses:	2021 Tax @ $5.34/sf		
Parking:	4 Surface Spaces are available; Ratio of 0.17/1,000 SF		



631 Wilshire Blvd

Santa Monica, CA 90401

Los Angeles County

N/W/C of 7th & Wilshire

Building Type:	Class B Office/Office Live/Work Unit	Space Avail:	15,473 SF
Status:	Built 1958, Renov Nov 1997	Max Contig:	5,283 SF
Building Size:	28,667 SF	Smallest Space:	2,414 SF
Typical Floor Size:	7,166 SF	Rent/SF/YR:	$7.50
Stories:	4	% Leased:	63.8%
Expenses:	2021 Tax @ $14.85/sf		
Parking:	73 Surface Spaces @ $250.00/mo; Ratio of 2.50/1,000 SF		

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720 Wilshire Blvd

Santa Monica, CA 90401

Los Angeles County

Corner of Lincoln and Wilshire

Building Type: Class B Office
Status: Built 1986, Renov 2008
Building Size: 26,260 SF
Typical Floor Size: 8,596 SF
Stories: 3
Expenses: 2021 Tax @ $4.85/sf; 2000 Est Ops @ $6.72/sf
Parking: Reserved Spaces @ $155.00/mo; Covered Spaces @ $135.00/mo; 20 Surface Spaces are available; Ratio of 4.00/1,000 SF

Space Avail: 9,873 SF
Max Contig: 5,707 SF
Smallest Space: 1,116 SF
Rent/SF/YR: $4.50-$5.75
% Leased: 62.4%



1018 Wilshire Blvd

Santa Monica, CA 90401

Los Angeles County

Building Type: Retail/Restaurant
Status: Built 2006
Building Size: 2,192 SF
Land Area: -
Stories: 1
Expenses: 2020 Tax @ $10.96/sf

Space Avail: 2,192 SF
Max Contig: 2,192 SF
Smallest Space: 2,192 SF
Rent/SF/YR: $7.00
% Leased: 0%



2300 Wilshire Blvd

2300 Wilshire

Santa Monica, CA 90403

Los Angeles County

Building Type: Class A Multi-Family/Apartments
Status: Built 2019
Building Size: 60,184 SF
Land Area: -
Stories: 3
Expenses: 2015 Tax @ $595.10/Unit
Parking: 117 Covered Spaces are available; Ratio of 1.94/1,000 SF

Space Avail: 2,200 SF
Max Contig: 2,200 SF
Smallest Space: 2,200 SF
Rent/SF/YR: $6.50
% Leased: 0%



3001 Wilshire Blvd

Stanford Court

Santa Monica, CA 90403

Los Angeles County

Building Type: Retail/Freestanding (Strip Ctr)
Status: Built 1978
Building Size: 13,000 SF
Land Area: 25,526 SF
Stories: 2
Expenses: 2020 Tax @ $2.62/sf

Space Avail: 5,408 SF
Max Contig: 3,446 SF
Smallest Space: 1,962 SF
Rent/SF/YR: $5.00-$7.00
% Leased: 58.4%

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3032 Wilshire Blvd

Santa Monica, CA 90403

Los Angeles County

Building Type:	Retail/Storefront	Space Avail:	6,470 SF
Status:	Built 2020	Max Contig:	5,430 SF
Building Size:	12,083 SF	Smallest Space:	465 SF
Land Area:	29,621 SF	Rent/SF/YR:	$12.13-$12.90
Stories:	2	% Leased:	46.5%
Expenses:	2017 Tax @ $6.92/sf		
Parking:	59 Surface Spaces are available; Ratio of 4.88/1,000 SF		



11755 Wilshire Blvd

Wilshire Landmark I

Los Angeles, CA 90025

Los Angeles County

NEC of Wilshire Blvd & Granville Av

Building Type:	Class A Office	Space Avail:	119,587 SF
Status:	Built 1986	Max Contig:	37,445 SF
Building Size:	358,478 SF	Smallest Space:	100 SF
Typical Floor Size:	17,500 SF	Rent/SF/YR:	$5.10-$5.70
Stories:	24	% Leased:	72.1%
Expenses:	2021 Tax @ $3.47/sf		
Parking:	Covered Spaces @ $230.00/mo; Reserved Spaces @ $360.00/mo; Covered Tandem Spaces @ $280.00/mo; Ratio of 0.00/1,000 SF		

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1 218 Hill St — SOLD

Santa Monica, CA 90405

Recorded Buyer **218 Hill Street LLC**
218 Hill St
Santa Monica, CA 90405

True Buyer **Daniel Galdjie**
12400 Wilshire Blvd
Los Angeles, CA 90025
(310) 266-2874 (p)

Los Angeles

Recorded Seller **Big N Properties LLC**
111 Broadway
Oakland, CA 94607

True Seller **Sullivan Management**
111 Broadway
Oakland, CA 94607
(510) 225-9161 (p)



Sale Date **Jul 13, 2021**
Sale Price **$1,625,000**
Price/SF Land **$326**

Parcels **4288-003-047**
Comp ID **5581692**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.11 AC**
Land SF **4,989 SF**
Zoning **SMOP2***

2 218 Hill St — SOLD

Santa Monica, CA 90405

Recorded Buyer **Big N Properties LLC**
111 Broadway
Oakland, CA 94607

True Buyer **Sullivan Management**
111 Broadway
Oakland, CA 94607
(510) 225-9161 (p)

Los Angeles

Recorded Seller **Wilbur Trust**
218 Hill St
Santa Monica, CA 90405
(210) 994-5479 (p)

True Seller **Wilbur Trust**
218 Hill St
Santa Monica, CA 90405
(210) 994-5479 (p)



Sale Date **Oct 15, 2020**
Sale Price **$1,698,564**
Price/SF Land **$338**

Parcels **4288-003-047**
Comp ID **5264952**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.11 AC**
Land SF **4,989 SF**
Zoning **SMOP2***
Sale Condition **Redevelopment Project**

3 2133 Pontius Ave — SOLD

Los Angeles, CA 90025

Recorded Buyer **2133 & 2143 Pontius LLC**
1800 Century Park E
Los Angeles, CA 90067

True Buyer **Dean Factor**
532 Spoleto Dr
Pacific Palisades, CA 90272
(310) 613-1866 (p)

Los Angeles

Recorded Seller **Bruno & Ursula Heidenwag Family Trus...**
27363 Eastvale Rd
Palos Verdes Peninsula, CA 90274
(310) 544-0784 (p)

True Seller **Bruno & Ursula Heidenwag Family Trus...**
27363 Eastvale Rd
Palos Verdes Peninsula, CA 90274
(310) 544-0784 (p)



Thomas Bros. Guide 635-b6

Sale Date **May 5, 2020**
Sale Price **$1,855,765**
Price/SF Land **$281**

Parcels **4322-025-019**
Comp ID **5122658**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.15 AC**
Land SF **6,599 SF**
Zoning **LAM2**

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4 2247 Barry Ave — SOLD

Los Angeles, CA 90064

Recorded Buyer **2236 Barrington SPDC No 1 LLC**
30 S Lake Ave
Pasadena, CA 91101

Recorded Buyer **2236 Barrington SPDC No. 2 LLC**
30 S Lake Ave
Pasadena, CA 91101

True Buyer **System Property Development Company**
14724 Ventura Blvd
Sherman Oaks, CA 91403
(213) 687-7275 (p)

Los Angeles

Recorded Seller **2236 Barrington LLC**
1801 Century Park E
Los Angeles, CA 90067

Recorded Seller **2240 Barry LLC**
1801 Century Park East Blvd
Los Angeles, CA 90067

True Seller **HQ Entertainment Services, Inc.**
1801 Avenue of the Stars
Los Angeles, CA 90067
(310) 280-2830 (p)



Sale Date	**Jan 16, 2019**
Sale Price	**$1,572,574**
Price/SF Land	**$262**
Actual Cap Rate	**5.00%**
Parcels	**4260-013-011**
Comp ID	**4655179**
Comp Status	**Research Complete**

Type	**3 Star Land**
Land Acres	**0.14 AC**
Land SF	**6,004 SF**
Zoning	**LAM2**
Sale Condition	**1031 Exchange**

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1 825 Hampton Dr — SOLD

Venice, CA 90291

Recorded Buyer **SJF Venice LLC**
11440 San Vicente Blvd
Los Angeles, CA 90049

True Buyer **Westwood Financial**
11440 San Vicente Blvd
Los Angeles, CA 90049
(310) 820-5443 (p)

Los Angeles

Recorded Seller **825 Hampton LLC**
825 Hampton Dr
Venice, CA 90291

True Seller **Lori Michelle Chevalier**
3125 Ocean Blvd
Long Beach, CA 90803
(562) 439-0107 (p)



Sale Date **Jul 5, 2022**
Sale Price **$15,000,000**
Price/SF **$1,764.71**

Parcels **4286-012-039**
Comp ID **6081806**
Comp Status **Research Complete**

Type **2 Star Office**
Year Built **1927**
RBA **8,500 SF**
Land Acres **0.42 AC**
Land SF **18,295 SF**
Zoning **LAC2**
Sale Condition **Redevelopment Project**

2 6409 W Sunset Blvd - Jack-in-the-Box — SOLD

Los Angeles, CA 90028

Recorded Buyer **KBS Holdco LLC**
8820 W Sunset Blvd
West Hollywood, CA 90069

True Buyer **Regency Outdoor Advertising Inc**
8820 Sunset Blvd
West Hollywood, CA 90069
(310) 657-8883 (p)

Los Angeles

Recorded Seller **6409 Sunset LLC**

True Seller **R.D. Olson Construction**
400 Spectrum Center Dr
Irvine, CA 92618
(949) 474-2001 (p)



Sale Date **Apr 12, 2022**
Sale Price **$23,000,000**
Price/SF **$5,924.78**

Parcels **5546-012-011**
Comp ID **5961584**
Comp Status **Research Complete**

Type **3 Star Retail Fast Food**
Year Built **1987**
GLA **3,882 SF**
Land Acres **0.54 AC**
Land SF **23,605 SF**
Zoning **LAC4**
Sale Condition **Redevelopment Project**

3 400-430 S San Vicente Blvd - Beverly Plaza — SOLD

Los Angeles, CA 90048

Recorded Buyer **400 S San Vicente LLC**
501 NW Grand Blvd
Oklahoma City, OK 73118

True Buyer **The Abraham Companies**
900 Cercis Pl
Newport Beach, CA 92660
(949) 500-6772 (p)

True Buyer **Oklahoma Rock Holdings**

Los Angeles

Recorded Seller **YVF Investment Corp.**
10851 Wilkins Ave
Los Angeles, CA 90024

True Seller **Farshad Samadi**
215 N Bowling Green Way
Los Angeles, CA 90049
(310) 470-4015 (p)



Thomas Bros. Guide

Sale Date **Mar 22, 2022**
Sale Price **$26,000,000**
Price/SF **$1,509.17**

Parcels **5511-044-038**
Comp ID **5939247**
Comp Status **Research Complete**

Type **3 Star Retail Storefront (Strip Center)**
Year Built **1986**
GLA **17,228 SF**
Land Acres **0.65 AC**
Land SF **28,497 SF**
Zoning **LAC2**
Sale Condition **Redevelopment Project**

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4 9021 W Sunset Blvd — SOLD

West Hollywood, CA 90069

Recorded Buyer **KBS Holdco LLC**
8820 W Sunset Blvd
West Hollywood, CA 90069

True Buyer **Regency Outdoor Advertising Inc**
8820 Sunset Blvd
West Hollywood, CA 90069
(310) 657-8883 (p)

Los Angeles

Recorded Seller **Bank Of America NA**
101 N Tryon St
Charlotte, NC 28202

True Seller **Bank of America Corporation**
100 N Tryon St
Charlotte, NC 28202
(980) 335-3561 (p)



Thomas Bros. Guide 592-H6

Sale Date **Mar 11, 2022**
Sale Price **$24,000,000**
Price/SF **$2,557.27**

Parcels **5560-029-023, 5560-029-024**
Comp ID **5923954**
Comp Status **Research Complete**

Type **2 Star Retail Bank**
Year Built **1955**
GLA **9,385 SF**
Land Acres **0.35 AC**
Land SF **15,237 SF**
Zoning **SSP**
Sale Condition **Redevelopment Project**

5 1430 Lincoln Blvd — SOLD

Santa Monica, CA 90401

Recorded Buyer **501 Broadway Owner LLC**
2120 Colorado Blvd
Santa Monica, CA 90404

Recorded Buyer **1325 6th Street Owner LLC**
2120 Colorado Ave
Santa Monica, CA 90404

Recorded Buyer **1318 Lincoln Blvd Owner LLC**
2120 Colorado Blvd
Santa Monica, CA 90404

Recorded Buyer **1650 Lincoln Blvd Owner LLC**
2120 Colorado Blvd
Santa Monica, CA 90404

Recorded Buyer **1338 5th Street Owner LLC**
2120 Colorado Blvd
Santa Monica, CA 90404

True Buyer **Tishman Speyer**
2120 Colorado Ave
Santa Monica, CA 90404
(213) 443-5030 (p)

Los Angeles

Recorded Seller **WSC 501 Broadway LLC**
501 Broadway
Santa Monica, CA 90401

Recorded Seller **1313 6th Street LLC**
10960 Wilshire Blvd
Los Angeles, CA 90024

Recorded Seller **WSC 1318 Lincoln Blvd LLC**
1430 5th St
Santa Monica, CA 90401

Recorded Seller **1650 Lincoln NMS LLC**
10960 Wilshire Blvd
Los Angeles, CA 90024

Recorded Seller **1338 5th Street LLC**
10960 Wilshire Blvd
Los Angeles, CA 90024

True Seller **WSC Communities**
1430 5th St
Santa Monica, CA 90401
(424) 286-9977 (p)



Sale Date **Jan 4, 2022**
Sale Price **$33,699,000**
Price/SF Land **$1,121**

Parcels **4291-021-006, 4291-021-007, 4291-021-008**
Comp ID **5826984**
Comp Status **Research Complete**

Type **Land**
Land Acres **0.69 AC**
Land SF **30,056 SF**
Zoning **SMC4***
Sale Condition **Bulk/Portfolio Sale**

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6 8501 Beverly Blvd - (Leased Fee) SOLD

Los Angeles, CA 90048

True Buyer **Abady Holdings Corporation**
335-345 N Maple Dr
Beverly Hills, CA 90210
(310) 601-2648 (p)

Los Angeles

Recorded Seller **Marica Schwartz Family Trust 9/15/04**
150 S Doheny Dr
Beverly Hills, CA 90211

Recorded Seller **JMM LLC**
150 S Doheny Dr
Beverly Hills, CA 90211

True Seller **Budget Rent-A-Car of Southern Califo...**
150 Doheny Dr
Beverly Hills, CA 90211
(310) 278-1021 (p)


Thomas Bros. Guide 632-J1

Sale Date **Oct 14, 2021**
Sale Price **$55,500,000**
Price/SF Land **$891**

Parcels **4337-012-064, 4337-012-065**
Comp ID **5722167**
Comp Status **Research Complete**

Type **Land**
Land Acres **1.43 AC**
Land SF **62,291 SF**
Zoning **C2**
Sale Condition **Ground Lease (Leased Fee)**

7 1000 N Highland Ave SOLD

Los Angeles, CA 90038

Recorded Buyer **1000 Highland Owner LLC**
2341 Michigan Ave
Santa Monica, CA 90404

True Buyer **Redcar Properties LTD**
2341 Michigan Ave
Santa Monica, CA 90404
(310) 880-3363 (p)

Los Angeles

Recorded Seller **Joel J Chen & Margaret Y Chen Lifeti...**
941 N Highland Ave
Los Angeles, CA 90038
(323) 466-9700 (p)

True Seller **Joel J Chen & Margaret Y Chen Lifeti...**
941 N Highland Ave
Los Angeles, CA 90038
(323) 466-9700 (p)


Thomas Bros. Guide 593-E6

Sale Date **Sep 24, 2021**
Sale Price **$31,500,000**
Price/SF **$1,079.14**

Parcels **5532-027-004, 5532-027-014**
Comp ID **5700784**
Comp Status **Research Complete**

Type **2 Star Office**
Year Built **1962**
RBA **29,190 SF**
Land Acres **0.83 AC**
Land SF **36,273 SF**
Zoning **M2-2**
Sale Condition **Redevelopment Project**

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8 | 1630-1634 Euclid St — SOLD

Santa Monica, CA 90404

Recorded Buyer **1650 Euclid Owner LLC**
2341 Michigan Ave
Santa Monica, CA 90404

True Buyer **Redcar Properties LTD**
2341 Michigan Ave
Santa Monica, CA 90404
(310) 880-3363 (p)

Los Angeles

Recorded Seller **1630 Euclid Street LLC**
1508 17th St
Santa Monica, CA 90404

Recorded Seller **Chrispect Estates LLC**
1630 Euclid St
Santa Monica, CA 90404

Recorded Seller **1620 Euclid LLC**
1508 17th St
Santa Monica, CA 90404

True Seller **David Wilson**
919 20th St
Santa Monica, CA 90403
(310) 451-7123 (p)

True Seller **Jean Christophe Beck**
11100 Santa Monica Blvd
Los Angeles, CA 90025
(818) 380-1918 (p)



Thomas Bros. Guide 671-F2

Sale Date	**Jul 19, 2021**
Sale Price	**$15,000,000**
Price/SF	**$1,730.10**
Pro Forma Cap	**5.00%**
Parcels	**4283-007-009, 4283-007-010**
Comp ID	**5625362**
Comp Status	**Research Complete**

Type	**2 Star Industrial Service**
Year Built	**1956**
RBA	**7,250 SF**
Land Acres	**0.34 AC**
Land SF	**15,024 SF**
Zoning	**M2, Santa Monica**
Sale Condition	**Redevelopment Project**

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9 415 N Crescent Dr — SOLD

Beverly Hills, CA 90210

Recorded Buyer **415 N Crescent Llc**
15840 Ventura
Encino, CA 91436

True Buyer **KHP Enterprises**
15840 Ventura Blvd
Encino, CA 91436
(818) 906-7800 (p)

Los Angeles

Recorded Seller **505 Investment Company LLC**
9300 Wilshire Blvd
Beverly Hills, CA 90212

Recorded Seller **ED Flores LLC**

Recorded Seller **9300 Wilshire LLC**

True Seller **Dromy International Investment Corpo...**
9744 Wilshire Blvd
Beverly Hills, CA 90212
(310) 208-4100 (p)

True Seller **SLH Investments**
13700 Marina Pointe Dr
Marina Del Rey, CA 90292
(818) 425-9776 (p)



Sale Date **Jun 18, 2021**
Sale Price **$18,750,000**
Price/SF Land **$1,228**

Parcels **4343-008-014**
Comp ID **5565777**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.35 AC**
Land SF **15,263 SF**
Zoning **BHC3BY**

10 8829 National Blvd — SOLD

Culver City, CA 90232

Recorded Buyer **Culver Crossings Properties LP**

True Buyer **Apple Inc.**
1 Apple Park Way
Cupertino, CA 95014
(408) 996-1010 (p)

Los Angeles

Recorded Seller **Venice Pacific Investments LP**
8771 Washington Blvd
Culver City, CA 90232

True Seller **William D. Feldman Associates**
12540 Beatrice St
Los Angeles, CA 90066
(310) 339-4986 (p)



Sale Date **Nov 13, 2020**
Sale Price **$42,006,113**
Price/SF **$1,220.01**

Parcels **4312-015-005**
Comp ID **5297150**
Comp Status **Research Complete**

Type **3 Star Self-Storage**
Year Built **1952**
GBA **34,495 SF**
Land Acres **0.85 AC**
Land SF **36,917 SF**
Zoning **LACM**
Sale Condition **Bulk/Portfolio Sale, Redevelopment Project, Recapitalization**

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11 8833 National Blvd — SOLD

Culver City, CA 90232

Recorded Buyer **Culver Crossings Properties LP**

True Buyer **Apple Inc.**
1 Apple Park Way
Cupertino, CA 95014
(408) 996-1010 (p)

Los Angeles

Recorded Seller **Venice Pacific Investments LP**
8771 Washington Blvd
Culver City, CA 90232

True Seller **William D. Feldman Associates**
12540 Beatrice St
Los Angeles, CA 90066
(310) 339-4986 (p)



Sale Date	**Nov 13, 2020**
Sale Price	**$59,039,692**
Price/SF	**$1,220.01**
Parcels	**4312-015-005**
Comp ID	**5297150**
Comp Status	**Research Complete**
Type	**2 Star Industrial Warehouse**
Year Built	**1952**
RBA	**43,647 SF**
Land Acres	**1.07 AC**
Land SF	**46,714 SF**
Zoning	**LACM**
Sale Condition	**Bulk/Portfolio Sale, Redevelopment Project, Recapitalization**

12 8876-8888 Venice Blvd — SOLD

Culver City, CA 90232

Recorded Buyer **Culver Crossings Properties LP**

True Buyer **Apple Inc.**
1 Apple Park Way
Cupertino, CA 95014
(408) 996-1010 (p)

Los Angeles

Recorded Seller **Venice Pacific Investments LP**
8771 Washington Blvd
Culver City, CA 90232

True Seller **William D. Feldman Associates**
12540 Beatrice St
Los Angeles, CA 90066
(310) 339-4986 (p)



Sale Date	**Nov 13, 2020**
Sale Price	**$39,206,850**
Price/SF	**$1,220.01**
Parcels	**4312-015-005**
Comp ID	**5297150**
Comp Status	**Research Complete**
Type	**3 Star Retail Storefront Retail/Office**
Year Built	**1952**
GLA	**36,944 SF**
Land Acres	**0.91 AC**
Land SF	**39,539 SF**
Zoning	**LACM**
Sale Condition	**Bulk/Portfolio Sale, Redevelopment Project, Recapitalization**

13 9176 W Sunset Blvd — SOLD

West Hollywood, CA 90069

Recorded Buyer **LDRL CA 306 LLC**

True Buyer **The John Buck Company**
151 N Franklin St
Chicago, IL 60606
(312) 993-9800 (p)

Los Angeles

Recorded Seller **John H Hornburg**
9174 W Sunset Blvd
West Hollywood, CA 90069
(310) 476-9403 (p)

True Seller **John H Hornburg**
9174 W Sunset Blvd
West Hollywood, CA 90069
(310) 476-9403 (p)



Sale Date	**Dec 3, 2019**
Sale Price	**$29,150,000**
Price/SF	**$2,492.52**
Parcels	**4340-028-001, 4340-028-002, 4340-028-010**
Comp ID	**4975156**
Comp Status	**Research Complete**
Type	**4 Star Retail Auto Dealership**
Year Built	**1929**
GLA	**11,695 SF**
Land Acres	**0.42 AC**
Land SF	**18,165 SF**
Zoning	**WDC2A***
Sale Condition	**Redevelopment Project**

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14 8844 Burton Way - 8844 Burton Way — SOLD

Beverly Hills, CA 90211

Recorded Buyer **8844 Burton Way LLC**
2200 Biscayne Blvd
Miami, FL 33137

True Buyer **Crescent Heights**
2200 Biscayne Blvd
Miami, FL 33137
(305) 374-5700 (p)

Los Angeles

Recorded Seller **Emanuel Center Inc.**
8844 Burton Way
Beverly Hills, CA 90211

True Seller **Temple Emanuel of Beverly Hills**
8844 Burton Way
Beverly Hills, CA 90211
(310) 288-3737 (p)



Thomas Bros. Guide 632-H1

Sale Date **Jun 21, 2019**
Sale Price **$27,400,000**
Price/SF Land **$1,023**

Parcels **4335-020-009**
Comp ID **4797202**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.61 AC**
Land SF **26,779 SF**
Zoning **BHR4YY**

15 9300 Wilshire Blvd - Wilshire-Rexford Center (Leased Fee) — SOLD

Beverly Hills, CA 90210

Recorded Buyer **9300 Wilshire Fee LLC**
9300 Wilshire Blvd
Beverly Hills, CA 90212

True Buyer **Dromy International Investment Corpo...**
9744 Wilshire Blvd
Beverly Hills, CA 90212
(310) 208-4100 (p)

True Buyer **SLH Investments**
13700 Marina Pointe Dr
Marina Del Rey, CA 90292
(818) 425-9776 (p)

Los Angeles

Recorded Seller **Wescot B. Stone III Living Trust 1/9...**
2820 Via de la Guerra
Palos Verdes Estates, CA 90274
(310) 947-1103 (p)

True Seller **Wescot B. Stone III Living Trust 1/9...**
2820 Via de la Guerra
Palos Verdes Estates, CA 90274
(310) 947-1103 (p)



Sale Date **Apr 15, 2019**
Sale Price **$25,150,000**
Price/SF Land **$1,532**

Parcels **4331-013-044**
Comp ID **4746293**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.38 AC**
Land SF **16,552 SF**
Zoning **BHR1YY**
Sale Condition **Ground Lease (Leased Fee), Exercise of Option**

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16 | 1733 Ocean Ave - 4 Story Office Building Site (leased Fee) | SOLD

Santa Monica, CA 90401

Recorded Buyer **Ocean Avenue Santa Monica Realty LLC**
200 West St
New York, NY 10282

True Buyer **Goldman Sachs-Merchant Banking Real ...**
2001 Ross Ave
Dallas, TX 75201
(972) 368-2200 (p)

Los Angeles

Recorded Seller **1733 Ocean Avenue IV Properties LLC**
450 N Roxbury Dr
Beverly Hills, CA 90210

Recorded Seller **1733 Ocean Avenue Properties II LLC**
450 N Roxbury Dr
Beverly Hills, CA 90210

Recorded Seller **1733 Ocean Avenue Properties IV LLC**
450 N Roxbury Dr
Beverly Hills, CA 90210

True Seller **Starpoint Properties LLC**
433 N Camden Dr
Beverly Hills, CA 90210
(310) 247-0550 (p)



Thomas Bros. Guide 671-E3

Sale Date **Mar 1, 2019**
Sale Price **$65,000,000**
Price/SF Land **$1,901**
Actual Cap Rate **2.50%**

Parcels **4290-015-033**
Comp ID **4695934**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.79 AC**
Land SF **34,195 SF**
Zoning **CA, Santa Monica**
Sale Condition **Ground Lease (Leased Fee), Investment Triple Net**

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MARSHALL VALUATION SERVICE COST SCHEDULE

Primary Building Type:	Office	Height per Story:	12'
Effective Age:	0 YRS	Number of Buildings:	1
Condition:		Gross Building Area:	10,000 SF

MVS Sec/Page		15/17
Quality/Bldg. Class		excellent/C
Building Component		3-Story Office Bldg
Component Sq. Ft.		10,000 SF
Base Square Foot Cost		$290.00
Square Foot Refinements		
Heating and Cooling		$14.30
Sprinklers		$4.89
Subtotal		$309.19
Height and Size Refinements		
Number of Stories Multiplier		1.000
Height per Story Multiplier		1.000
Floor Area Multiplier		1.000
Subtotal		$309.19
Cost Multipliers		
Current Cost Multiplier		1.11
Local Multiplier		1.18
Final Square Foot Cost		$404.98
Base Component Cost		$4,049,771
Base Building Cost	*(via Marshall Valuation Service cost data)*	$4,049,771
Additions		
Signage, Landscaping & Misc. Site Improvements (not included above)		
Parking/Walks (not included above)		
Other		$0
Direct Building Cost		$4,049,771
Indirect Costs	0.0% of Direct Building Cost	$0
Direct and Indirect Building Cost		$4,049,771
Rounded		$4,050,000
Direct and Indirect Building Cost Per Square Foot		**$405**

Compiled by CBRE

Attachment H

Hill International

Hill International (Arizona) Inc.
2231 East Camelback Road
Suite 102
Phoenix, AZ 85016
Tel : 602-778-9888
www.hillintl.com
AZ Contractor's License Number
ROC 289497

June 27, 2024

Ms. Gina M. Angiolillo
Senior Associate
Alston & Bird
333 South Hope Street
Los Angeles, CA 90071

Subject: Barry Building – Opinion of Probable Cost

Dear Ms. Angiolillo,

I hope this letter finds you well. I am writing in response to your follow-up regarding the Barry Building project. We appreciate the opportunity to provide further insights to support your submission to the Cultural Heritage Commission. Below, I address the specific points you raised concerning the opinion of probable costs, based on current market conditions from our original analysis performed in November 2022.

Cost Increase in Rehabilitation Construction

Since our initial analysis in November 2022, the cost of construction for rehabilitating the Barry Building has indeed increased. From June 1, 2021, to June 26, 2024, the cost per square foot has risen from $777 to $1,108, representing a 42.5% increase. This escalation is primarily driven by higher labor costs, increased material prices, and rising transportation and disposal fees. The revised estimate for the rehabilitation now stands at $17.1 million, and we have attached the detailed reports (B-SYS "Estimate Summary Report," C-SYS "Assembly Category Report," and E-SYS "Estimate Detail Report") for your reference.

General Estimate for New Construction

For new commercial construction in Los Angeles, costs currently range from $970 to $1,270 per square foot. In the context of the proposed Annex, we project that costs could exceed $1,200 per square foot. This higher estimate considers the required access and roadway modifications, as well as the necessary replacement of the 70-year-old water main and storm drainage system. Thus, your pro forma estimate of $400 per square foot appears significantly underestimated based on current market conditions.

Conservative Estimate for Demolition Costs

The demolition of a portion of the Barry Building to accommodate the Annex presents some complexities. The targeted section is a CMU structure that supports the original building, necessitating additional structural work post-demolition to ensure stability. We estimate the demolition cost to be approximately $8.50 per square foot, with the added structural support to the original building projected at $135,000. This estimate errs on the conservative side, aligning with your request to mitigate potential negative impacts on land valuation.

We trust that this updated analysis will be valuable for your presentation to the Cultural Heritage Commission. Please feel free to reach out if you need further clarification or additional information.

Sincerely,

Louis Rivera

Mr. Louis Rivera
Sr. Director of Estimating
Hill International, Inc.

Enclosures:

B-SYS - Estimate Summary Report
C-SYS - Assembly Category Report
E-SYS - Estimate Detail Report

B--System Report REV 2
SUBMITTAL: CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION: Nov. 5 2003
ESTIMATE SAVED AS: BARRY 6_26_24_V9.pws

Hill International

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 26 June 2024

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00 SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $17,500,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: JUNE 26, 2024
BID DATE: JAN 2025

WBS CODE	DESCRIPTION	COST/PROJECT UOM BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
			BARRY BUILDING, PROJECT TOTALS					**17,007,000**
	****PROJECT SUBTOTALS****			6,697,601	5,025,313	1,535,350	3,748,570	17,006,833
BASE BID		***859.03/SF***	***15434@ 859.03BSF***	***6,697,601***	***5,025,313***	***1,535,350***	***0***	***13,258,264***
-BARRY BUILDING STRUCTURAL AND ADA UPGRADE		859.03/SF	15434@ 859.03BSF	**6,697,601**	**5,025,313**	**1,535,350**	**0**	**13,258,264**
A111	STRUCTURAL	380.60/SF	15434@ 380.60BSF	2,471,492	2,639,950	762,717	0	5,874,159
A112	ACCESSIBLE PATH	41.91/SF	15434@ 41.91BSF	395,036	154,471	97,320	0	646,827
A113	PLUMBING	19.99/SF	15434@ 19.99BSF	188,188	75,797	44,502	0	308,487
A114	STAIRS AND BALCONY RAILING	14.02/SF	15434@ 14.02BSF	161,909	48,697	5,783	0	216,390
A115	VERTICAL TRANSPORTATION	72.67/SF	15434@ 72.67BSF	850,456	230,527	40,578	0	1,121,562
A116	TENANT SPACE	162.83/SF	15434@ 162.83BSF	1,505,853	811,545	195,734	0	2,513,133
A117	ABATEMENT	124.81/SF	15434@ 124.81BSF	754,741	877,458	294,155	0	1,926,354
A118	SITE IMPROVEMENTS	42.20/SF	38811@ 16.78SF	369,925	186,868	94,559	0	651,353
OWNER'S COSTS		***242.88/SF***	***16827499@ 0.22TC$***	***0***	***0***	***0***	***3,748,570***	***3,748,570***
-OWNER'S COSTS		242.88/SF	16827499@ 0.22TC$	**0**	**0**	**0**	**3,748,570**	**3,748,570**
B111	OWNER'S COSTS	242.88/SF	16827499@ 0.22TC$	0	0	0	3,748,570	3,748,570

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $17,500,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: JUNE 26, 2024

WBS CODE	DESCRIPTION	COST/WBS BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
			BARRY BUILDING, PROJECT TOTALS					**17,007,000**
	*****PROJECT SUBTOTALS****			6,697,601	5,025,313	1,535,350	3,748,570	17,006,833
BASE BID		**859.03/SF**	**15434@ 859.03BSF**	**6,697,601**	**5,025,313**	**1,535,350**	**0**	**13,258,264**
-BARRY BUILDING STRUCTURAL AND ADA UPGRADE		**859.03/SF**	**15434@ 859.03BSF**	**6,697,601**	**5,025,313**	**1,535,350**	**0**	**13,258,264**
A1 STRUCTURAL		**380.60/SF**	**15434@ 380.60BSF**	**2,471,492**	**2,639,950**	**762,717**	**0**	**5,874,159**
A111	ROOF	30.07/SF	7142@ 64.99SF	168,366	219,706	76,062	0	464,134
A111AA	DEMO ROOF	5.12/SF	7142@ 11.07SF	11,619	53,503	13,930	0	79,052
A111AA	NEW 3/4" PLYWOOD ROOF SHEATHING	9.46/SF	7142@ 20.43SF	43,999	77,410	24,532	0	145,941
A111AA	NEW ROOF	15.49/SF	7142@ 33.48SF	112,748	88,794	37,600	0	239,141
A111	2ND STORY FLOOR	19.01/SF	7142@ 41.09SF	87,999	166,996	38,463	0	293,457
A111AB	DEMO FLOOR DECKING FLOOR COVERINGS	9.56/SF	7142@ 20.65SF	43,999	89,586	13,930	0	147,516
A111AB	NEW 3/4" PLYWOOD FLOOR SHEATHING	9.46/SF	7142@ 20.43SF	43,999	77,410	24,532	0	145,941
A111	NEW 2-STORY STEEL MOMENT FRAME	27.70/SF	7142@ 59.87SF	181,444	133,473	112,678	0	427,594
A111AC	FOUNDATIONS	0.59/SF	6@ 1508.10EA	4,955	2,929	1,164	0	9,049
A111AC	DEMO OF SOG AT ENTRY	3.26/SF	1200@ 41.99SF	14,323	12,762	23,302	0	50,388
A111AC	SOG REPLACEMENT	2.61/SF	1200@ 33.56SF	17,419	17,783	5,075	0	40,277
A111AC	DEMO STRUCTURE	5.67/SF	1200@ 72.89SF	19,522	28,223	39,728	0	87,472
A111AC	W12x96 (8 EA TOTAL)	7.34/SF	119@ 952.53LF	70,379	26,014	16,958	0	113,351
A111AC	W14x132	5.49/SF	150@ 565.34LF	30,634	32,791	21,376	0	84,800
A111AC	RESTORE STRUCTURE @ ENTRY	2.74/SF	1200@ 35.21SF	24,211	12,971	5,075	0	42,257
A111	2-STORY SHEAR WALL	49.14/SF	245@ 3095.47LF	396,178	257,417	104,794	0	758,389
A111AD	SLAB DEMO	4.00/SF	1470@ 41.99SF	17,546	15,633	28,545	0	61,725
A111AD	SHEAR WALL FOUNDATIONS	5.98/SF	245@ 377.03LF	50,587	29,900	11,884	0	92,371
A111AD	SOG REPLACEMENT	3.20/SF	1470@ 33.56SF	21,339	21,784	6,217	0	49,339
A111AD	NEW 2-STORY SHEAR WALL	15.49/SF	245@ 976.11LF	139,144	67,757	32,246	0	239,146
A111AD	DRYWALL - FINISHES	13.46/SF	12250@ 16.96SF	118,626	75,208	13,955	0	207,789
A111AD	WALL DEMO	7.00/SF	6125@ 17.64SF	48,936	47,135	11,947	0	108,018
A111	STRENGTHEN EXISTING 2-STORY SHEAR WALL	24.01/SF	198@ 1871.80LF	181,637	152,838	36,142	0	370,617
A111AE	STRENGTHEN EXISTING 2-STORY SHEAR WALL	7.48/SF	4950@ 23.31SF	46,219	53,965	15,209	0	115,393
A111AE	WALL DEMO	5.66/SF	4950@ 17.64SF	39,548	38,093	9,655	0	87,296
A111AE	DRYWALL - FINISHES	10.88/SF	9900@ 16.96SF	95,869	60,780	11,278	0	167,928
A111	SHEAR WALL ON INT OF EXT WALL	26.80/SF	7142@ 57.91SF	192,909	176,672	44,010	0	413,591
A111AF	NEW 2-STORY SHEAR WALL	10.79/SF	7142@ 23.31SF	66,686	77,862	21,943	0	166,492
A111AF	WALL DEMO	8.16/SF	7142@ 17.64SF	57,062	54,962	13,930	0	125,954
A111AF	DRYWALL - FINISHES	7.85/SF	7142@ 16.96SF	69,161	43,848	8,136	0	121,145
A111	DEMO & RESTORE CEILINGS	33.80/SF	15434@ 33.80BSF	272,770	201,157	47,687	0	521,613
A111AG	CEILING DEMO	16.03/SF	15434@ 16.03bSF	123,311	94,029	30,104	0	247,444
A111AG	DRYWALL - FINISHES	17.76/SF	15434@ 17.76BSF	149,459	107,128	17,583	0	274,170
A111	MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTWORK	144.78/SF	15434@ 144.78BSF	808,923	1,217,303	208,304	0	2,234,531
A111AH	ELECTRICAL	33.88/SF	15434@ 33.88BSF	380,333	112,501	30,104	0	522,938
A111AH	MECHANICAL	81.93/SF	15434@ 81.93BSF	138,082	978,208	148,149	0	1,264,439
A111AH	FIRE PROTECTION	28.97/SF	15434@ 28.97BSF	290,509	126,593	30,051	0	447,153
A111	REPLACE PLATE DAMAGED BY MOISTURE & TERMITES IST FLOOR	25.28/SF	250@ 1560.93LF	181,267	114,389	94,577	0	390,233
A111AI	DEMO REQUIRED TO REPLACE PLATE	8.99/SF	250@ 555.22LF	32,810	45,383	60,612	0	138,805
A111AI	REPLACE PLATE - STUDS - PLASTER	12.91/SF	250@ 797.31LF	108,509	62,032	28,787	0	199,328
A111AI	REINFORCE STUD - TOP PLATE CONNECTION	3.38/SF	5000@ 10.42LF	39,948	6,974	5,178	0	52,100
A1 ACCESSIBLE PATH		**41.91/SF**	**15434@ 41.91BSF**	**395,036**	**154,471**	**97,320**	**0**	**646,827**
A112	COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS	33.13/SF	34881@ 14.66SF	324,977	116,418	69,945	0	511,340
A112AA	C OVERLAY - CO-PLANE	32.29/SF	34881@ 14.29SF	317,633	112,743	68,035	0	498,411
A112AA	RESTRIPE - SIGNAGE	0.84/SF	90@ 143.66STALLS	7,344	3,675	1,910	0	12,929
A112	WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION	5.19/SF	135@ 593.38LF	29,343	25,655	25,108	0	80,106
A112AB	WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION	5.19/SF	135@ 593.38LF	29,343	25,655	25,108	0	80,106
A112	MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	2.58/SF	3@ 13259.27EA	30,611	7,455	1,712	0	39,778
A112AC	MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	2.58/SF	3@ 13259.27EA	30,611	7,455	1,712	0	39,778
A112	FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	0.26/SF	12@ 330.34LF	2,657	1,184	123	0	3,964
A112AD	FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	0.26/SF	12@ 330.34LF	2,657	1,184	123	0	3,964
A112	CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX 3 LF)	0.07/SF	3@ 356.03LF	364	601	103	0	1,068
A112AE	CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX 3 LF)	0.07/SF	3@ 356.03LF	364	601	103	0	1,068
A112	POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	0.13/SF	6@ 330.34LF	1,328	592	62	0	1,982
A112AF	POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	0.13/SF	6@ 330.34LF	1,328	592	62	0	1,982

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $17,500,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: JUNE 26, 2024

WBS CODE	DESCRIPTION	COST/WBS BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
A112	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	0.56/SF	26@ 330.34LF	5,756	2,566	267	0	8,589
A112AG	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	0.56/SF	26@ 330.34LF	5,756	2,566	267	0	8,589
A1 PLUMBING		**19.99/SF**	**15434@ 19.99BSF**	**188,188**	**75,797**	**44,502**	**0**	**308,487**
A113	UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	3.96/SF	136@ 336.03SF	30,110	10,780	4,810	0	45,700
A113AA	UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	2.96/SF	136@ 336.03SF	30,110	10,780	4,810	0	45,700
A113	UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	3.67/SF	115@ 336.03SF	25,461	9,116	4,067	0	38,644
A113AB	UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	2.50/SF	115@ 336.03SF	25,461	9,116	4,067	0	38,644
A113	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	3.92/SF	180@ 336.03SF	39,852	14,268	6,366	0	60,486
A113AC	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	3.92/SF	180@ 336.03SF	39,852	14,268	6,366	0	60,486
A113	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	0.02/SF		221	79	35	0	336
A113AD	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	0.02/SF		221	79	35	0	336
A113	CODE COMPLIANT SIGNS FOR RESTROOMS	0.08/SF	4@ 304.95EA	1,001	187	32	0	1,220
A113AE	CODE COMPLIANT SIGNS FOR RESTROOMS	0.08/SF	4@ 304.95EA	1,001	187	32	0	1,220
A113	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	0.47/SF		5,968	908	422	0	7,299
A113AF	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	0.47/SF		5,968	908	422	0	7,299
A113	PLUMBING INFRASTRUCTURE	10.03/SF	15434@ 10.03BSF	85,575	40,459	28,769	0	154,803
A113AG	PLUMBING INFRASTRUCTURE	10.03/SF	15434@ 10.03BSF	85,575	40,459	28,769	0	154,803
A1 STAIRS AND BALCONY RAILING		**14.02/SF**	**15434@ 14.02BSF**	**161,909**	**48,697**	**5,783**	**0**	**216,390**
A114	ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	0.49/SF	40@ 189.25RISERS	4,852	2,125	593	0	7,570
A114AA	ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	0.49/SF	40@ 189.25RISERS	4,852	2,125	593	0	7,570
A114	ADD CONTRASTING STRIPE AT EACH RISER	3.65/SF	40@ 1407.96EA	55,061	1,120	137	0	56,318
A114AB	ADD CONTRASTING STRIPE AT EACH RISER	3.65/SF	40@ 1407.96EA	55,061	1,120	137	0	56,318
A114	REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES	3.75/SF	175@ 330.34LF	38,745	17,268	1,797	0	57,810
A114AC	REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES	3.75/SF	175@ 330.34LF	38,745	17,268	1,797	0	57,810
A114	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	4.22/SF	197@ 330.34LF	43,615	19,439	2,023	0	65,078
A114AD	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	4.22/SF	197@ 330.34LF	43,615	19,439	2,023	0	65,078
A114	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	1.92/SF	120@ 246.78LF	19,637	8,744	1,232	0	29,614
A114AE	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	1.92/SF	120@ 246.78LF	19,637	8,744	1,232	0	29,614
A1 VERTICAL TRANSPORTATION		**72.67/SF**	**15434@ 72.67BSF**	**850,456**	**230,527**	**40,578**	**0**	**1,121,562**
A115	DEVELOP VERTICAL TRANSPORTATION	70.37/SF		825,910	222,557	37,666	0	1,086,133
A115AA	ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS	70.37/SF	2@ 543066.56EA	825,910	222,557	37,666	0	1,086,133
A115	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY	2.30/SF	2@ 17714.51EA	24,546	7,970	2,913	0	35,429
A115AB	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY	2.30/SF	150@ 236.19SF	24,546	7,970	2,913	0	35,429
A1 TENANT SPACE		**162.83/SF**	**15434@ 162.83BSF**	**1,505,853**	**811,545**	**195,734**	**0**	**2,513,133**
A116	WIDEN ALL TENANT DOORWAYS	13.56/SF	40@ 5232.55EA	142,465	54,510	12,327	0	209,302
A116AA	WIDEN ALL TENANT DOORWAYS	13.56/SF	40@ 5232.55EA	142,465	54,510	12,327	0	209,302
A116	MODIFY LANDING TO NECESSARY DOORS	1.94/SF	15434@ 1.94BSF	17,616	9,337	2,968	0	29,920
A116AB	MODIFY LANDING TO NECESSARY DOORS	1.94/SF		17,616	9,337	2,968	0	29,920
A116	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	2.88/SF	15@ 2961.36EA	29,456	13,116	1,849	0	44,420
A116AC	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	2.88/SF	15@ 2961.36EA	29,456	13,116	1,849	0	44,420
A116	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	9.98/SF	30@ 5136.29EA	103,961	40,883	9,245	0	154,089
A116AD	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	9.98/SF	30@ 5136.29EA	103,961	40,883	9,245	0	154,089
A116	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	3.49/SF	25@ 2155.89EA	30,322	21,007	2,568	0	53,897
A116AE	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	3.49/SF	25@ 2155.89EA	30,322	21,007	2,568	0	53,897
A116	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	0.79/SF	40@ 304.95EA	10,011	1,867	320	0	12,198
A116AF	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	0.79/SF	40@ 304.95EA	10,011	1,867	320	0	12,198
A116	LEVER DOOR HANDLES	2.05/SF	75@ 421.04EA	28,878	2,101	599	0	31,578
A116AG	LEVER DOOR HANDLES	2.05/SF	75@ 421.04EA	28,878	2,101	599	0	31,578
A116	WINDOW REPLACEMENT	34.03/SF	2200@ 238.77SF	370,216	110,872	44,205	0	525,293
A116AH	WINDOW REPLACEMENT + 10 OPENABLE WINDOWS	34.03/SF	2200@ 238.77SF	370,216	110,872	44,205	0	525,293
A116	REPLACE EXTERIOR WALL FINISHES	94.11/SF	62928@ 23.08SF	772,930	557,852	121,654	0	1,452,436
A116AI	REPLACE EXTERIOR WALL FINISHES	94.11/SF	62928@ 23.08SF	772,930	557,852	121,654	0	1,452,436

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $17,500,000

ESTIMATOR: HILL
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PROJECT #:
DATE OF ESTIMATE: JUNE 26, 2024

WBS CODE	DESCRIPTION	COST/WBS BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
A1 ABATEMENT		**124.81/SF**	**15434@ 124.81BSF**	**754,741**	**877,458**	**294,155**	**0**	**1,926,354**
A117 ABATEMENT		124.81/SF	15434@ 124.81BSF	754,741	877,458	294,155	0	1,926,354
A117AAABATEMENT - ASBESTOUS		23.42/SF	15434@ 23.42BSF	187,195	144,115	30,104	0	361,414
A117AAABATEMENT - LEAD PAINT		16.36/SF	15434@ 16.36BSF	133,711	88,686	30,104	0	252,501
A117AAABATEMENT - ELECTRICAL WIRE		11.87/SF	15434@ 11.87BSF	92,112	60,972	30,104	0	183,187
A117AAABATEMENT - BLACK MOLD		45.47/SF	15434@ 45.47BSF	0	508,491	193,343	0	701,834
A117AADUMP FEES		4.30/SF	30@ 2213.98LDS	66,419	0	0	0	66,419
A117AAREMOVE PCB CONTAINING EQUIPMENT		23.39/SF	5@ 72199.59EA	275,303	75,194	10,501	0	360,998
A1 SITE IMPROVEMENTS		**42.20/SF**	**38811@ 16.78SF**	**369,925**	**186,868**	**94,559**	**0**	**651,353**
A118 SITE IMPROVEMENTS		42.20/SF	34881@ 18.67SF	369,925	186,868	94,559	0	651,353
A118AADIVERT RAIN WATER TO STORM DRAIN		12.91/SF	350@ 569.31LF	97,800	67,787	33,672	0	199,259
A118AAUPGRADE PARKING LOT DRAINAGE		12.51/SF	3@ 64351.85EA	132,839	43,096	17,121	0	193,056
A118AAWIDEN EAST SIDE WALKWAYY TO 5 FEET		5.33/SF	1500@ 54.87SF	46,205	26,773	9,321	0	82,299
A118AAUPGRADE PARKING LOT TO MEET ADA		0.18/SF	4@ 686.16EA	1,348	1,077	320	0	2,745
A118AAREPAIR & RESURFACE EAST ROADWAY		4.42/SF	2430@ 28.04SF	43,508	16,581	8,053	0	68,142
A118AASEWER LINE REPLACEMENT		6.86/SF	250@ 423.41LF	48,226	31,553	26,073	0	105,852
OWNER'S COSTS		**242.88/SF**	**16827499@ 0.22TC$**	**0**	**0**	**0**	**3,748,570**	**3,748,570**
-OWNER'S COSTS		**242.88/SF**	**16827499@ 0.22TC$**	**0**	**0**	**0**	**3,748,570**	**3,748,570**
B1 OWNER'S COSTS		**242.88/SF**	**16827499@ 0.22TC$**	**0**	**0**	**0**	**3,748,570**	**3,748,570**
B111 OWNER'S COST		242.88/SF	16827499@ 0.22TC$	0	0	0	3,748,570	3,748,570
B111AADESIGN		107.70/SF	16827499@ 0.10TC$	0	0	0	1,662,291	1,662,291
B111AAPERMITS		23.08/SF	16827499@ 0.02TC$	0	0	0	356,205	356,205
B111AACONSTRUCTION MANAGEMENT		46.16/SF	16827499@ 0.04TC$	0	0	0	712,411	712,411
B111AACONTINGENCY @ 15%		65.94/SF	6784419@ 0.15TC$	0	0	0	1,017,663	1,017,663

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
BASE BIDA1 BARRY BUILDING STRUCTURAL AND ADA UPGRADE							
A1 STRUCTURAL							
REF COMPLETE							
A111 STRUCTURAL							
A111AA ROOF							
A111AA11 DEMO ROOF	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Demo Roof		0.92	4.17	1.13	0.00	6.22
SUB-111/111	0.043 hrs/unit 307 TOTAL HRS	7,142.00 SF	6,578	29,751	8,070	0	44,400
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		6,578	29,751	8,070	0	44,400
	Subcontractor Markups		1,655	8,162	1,801	0	11,618
	Prime Contractor Markups		3,385	15,590	4,059	0	23,034
TOTAL A111AA11 DEMO ROOF		307 HRS	11,619	53,503	13,930	0	79,052
7,142.00 SF	*Level Unit Cost-->*		*1.63*	*7.49*	*1.95*	*0.00*	*11.07*
A111AA12 NEW 3/4" PLYWOOD ROOF SHEATHING	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	New Plywood Decking		3.49	6.03	1.99	0.00	11.51
SUB-711/711	0.068 hrs/unit 486 TOTAL HRS	7,142.00 SF	24,911	43,045	14,213	0	82,169
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		24,911	43,045	14,213	0	82,169
	Subcontractor Markups		6,267	11,809	3,171	0	21,247
	Prime Contractor Markups		12,821	22,556	7,148	0	42,525
TOTAL A111AA12 NEW 3/4" PLYWOOD ROOF SHEATHING		486 HRS	43,999	77,410	24,532	0	145,941
7,142.00 SF	*Level Unit Cost-->*		*6.16*	*10.84*	*3.43*	*0.00*	*20.43*
A111AA13 NEW ROOF	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	New Roof		8.94	6.91	3.05	0.00	18.90
SUB-711/711	0.078 hrs/unit 557 TOTAL HRS	7,142.00 SF	63,835	49,375	21,783	0	134,993
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		63,835	49,375	21,783	0	134,993
	Subcontractor Markups		16,060	13,545	4,861	0	34,466
	Prime Contractor Markups		32,853	25,873	10,956	0	69,682
TOTAL A111AA13 NEW ROOF		557 HRS	112,748	88,794	37,600	0	239,141
7,142.00 SF	*Level Unit Cost-->*		*15.79*	*12.43*	*5.26*	*0.00*	*33.48*
SUBTOTAL A111AA ROOF			95,325	122,171	44,066	0	261,562
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
TOTAL A111AA ROOF			168,366	219,706	76,062	0	464,134
A111AB 2ND STORY FLOOR							
A111AB11 DEMO FLOOR DECKING FLOOR COVERINGS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	2Nd Floor Decking		3.49	6.97	1.13	0.00	11.59
SUB-111/111	0.072 hrs/unit 514 TOTAL HRS	7,142.00 SF	24,911	49,816	8,070	0	82,797
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		24,911	49,816	8,070	0	82,797
	Subcontractor Markups		6,267	13,666	1,801	0	21,734
	Prime Contractor Markups		12,821	26,104	4,059	0	42,984
TOTAL A111AB11 DEMO FLOOR DECKING FLOOR COVERINGS		514 HRS	43,999	89,586	13,930	0	147,516
7,142.00 SF	*Level Unit Cost-->*		*6.16*	*12.54*	*1.95*	*0.00*	*20.65*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AB 2ND STORY FLOOR							
A111AB12 NEW 3/4" PLYWOOD FLOOR SHEATHING	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	New Plywood Decking		3.49	6.03	1.99	0.00	11.51
SUB-711/711	0.068 hrs/unit 486 TOTAL HRS	7,142.00 SF	24,911	43,045	14,213	0	82,169
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		24,911	43,045	14,213	0	82,169
	Subcontractor Markups		6,267	11,809	3,171	0	21,247
	Prime Contractor Markups		12,821	22,556	7,148	0	42,525
TOTAL A111AB12 NEW 3/4" PLYWOOD FLOOR SHEATHING		486 HRS	43,999	77,410	24,532	0	145,941
7,142.00 SF	*Level Unit Cost-->*		*6.16*	*10.84*	*3.43*	*0.00*	*20.43*
SUBTOTAL A111AB 2ND STORY FLOOR			49,823	92,861	22,283	0	164,966
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.779*
TOTAL A111AB 2ND STORY FLOOR			87,999	166,996	38,463	0	293,457
A111AC NEW 2-STORY STEEL MOMENT FRAME							
A111AC11 FOUNDATIONS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Concrete		467.61	271.45	112.41	0.00	851.47
SUB-311/311	2.8 hrs/unit 17 TOTAL HRS	6.00 CY	2,806	1,629	674	0	5,109
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		2,806	1,629	674	0	5,109
	Subcontractor Markups		706	447	150	0	1,303
	Prime Contractor Markups		1,444	853	339	0	2,637
TOTAL A111AC11 FOUNDATIONS		17 HRS	4,955	2,929	1,164	0	9,049
6.00 EA	*Level Unit Cost-->*		*825.91*	*488.16*	*194.03*	*0.00*	*1,508.10*
A111AC12 DEMO OF SOG AT ENTRY	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Slab Demo		6.76	5.91	11.25	0.00	23.92
SUB-311/311	0.061 hrs/unit 73 TOTAL HRS	1,200.00 SF	8,110	7,096	13,500	0	28,706
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		8,110	7,096	13,500	0	28,706
	Subcontractor Markups		2,040	1,947	3,012	0	6,999
	Prime Contractor Markups		4,174	3,719	6,790	0	14,682
TOTAL A111AC12 DEMO OF SOG AT ENTRY		73 HRS	14,323	12,762	23,302	0	50,388
1,200.00 SF	*Level Unit Cost-->*		*11.94*	*10.63*	*19.42*	*0.00*	*41.99*
A111AC13 SOG REPLACEMENT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Slab On Grade Replacement		8.22	8.24	2.45	0.00	18.91
SUB-311/311	0.085 hrs/unit 102 TOTAL HRS	1,200.00 SF	9,862	9,889	2,940	0	22,691
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		9,862	9,889	2,940	0	22,691
	Subcontractor Markups		2,481	2,713	656	0	5,850
	Prime Contractor Markups		5,076	5,182	1,479	0	11,736
TOTAL A111AC13 SOG REPLACEMENT		102 HRS	17,419	17,783	5,075	0	40,277
1,200.00 SF	*Level Unit Cost-->*		*14.52*	*14.82*	*4.23*	*0.00*	*33.56*
A111AC14 DEMO STRUCTURE	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Demo Structure		9.21	13.08	19.18	0.00	41.47
SUB-311/111	0.135 hrs/unit 162 TOTAL HRS	1,200.00 SF	11,053	15,694	23,016	0	49,762
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		11,053	15,694	23,016	0	49,762
	Subcontractor Markups		2,781	4,305	5,136	0	12,222
	Prime Contractor Markups		5,688	8,224	11,576	0	25,488
TOTAL A111AC14 DEMO STRUCTURE		162 HRS	19,522	28,223	39,728	0	87,472
1,200.00 SF	*Level Unit Cost-->*		*16.27*	*23.52*	*33.11*	*0.00*	*72.89*
A111AC15 W12x96 (8 EA TOTAL)	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Structural Steel		3.49	1.27	0.86	0.00	5.61
SUB-511/511	0.015 hrs/unit 171 TOTAL HRS	11,424.00 LBS	39,847	14,465	9,825	0	64,137
* LINE ITEM ASSEMBLY	Factor:96.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AC NEW 2-STORY STEEL MOMENT FRAME							
A111AC15 W12x96 (8 EA TOTAL)	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Subtotal Direct Costs		39,847	14,465	9,825	0	64,137
	Subcontractor Markups		10,025	3,968	2,192	0	16,185
	Prime Contractor Markups		20,507	7,580	4,941	0	33,029
TOTAL A111AC15 W12x96 (8 EA TOTAL)		171 HRS	70,379	26,014	16,958	0	113,351
	119.00 LF	*Level Unit Cost-->*	*591.42*	*218.60*	*142.51*	*0.00*	*952.53*
A111AC16 W14x132	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Structural Steel		1.20	1.27	0.86	0.00	3.33
	SUB-511/511 0.015 hrs/unit	216 TOTAL HRS 14,400.00 LBS	17,344	18,234	12,384	0	47,962
	* LINE ITEM ASSEMBLY Factor:96.0000						
	Subtotal Direct Costs		17,344	18,234	12,384	0	47,962
	Subcontractor Markups		4,363	5,002	2,763	0	12,129
	Prime Contractor Markups		8,926	9,555	6,229	0	24,710
TOTAL A111AC16 W14x132		216 HRS	30,634	32,791	21,376	0	84,800
	150.00 LF	*Level Unit Cost-->*	*204.23*	*218.60*	*142.51*	*0.00*	*565.34*
A111AC17 RESTORE STRUCTURE @ ENTRY	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Restore Entry Structure		11.42	6.01	2.45	0.00	19.88
	SUB-311/311 0.062 hrs/unit	74 TOTAL HRS 1,200.00 SF	13,708	7,213	2,940	0	23,861
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		13,708	7,213	2,940	0	23,861
	Subcontractor Markups		3,449	1,979	656	0	6,083
	Prime Contractor Markups		7,055	3,780	1,479	0	12,313
TOTAL A111AC17 RESTORE STRUCTURE @ ENTRY		74 HRS	24,211	12,971	5,075	0	42,257
	1,200.00 SF	*Level Unit Cost-->*	*20.18*	*10.81*	*4.23*	*0.00*	*35.21*
SUBTOTAL A111AC NEW 2-STORY STEEL MOMENT FRAME			102,729	74,219	65,279	0	242,228
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.765*
TOTAL A111AC NEW 2-STORY STEEL MOMENT FRAME			181,444	133,473	112,678	0	427,594
A111AD 2-STORY SHEAR WALL							
A111AD11 SLAB DEMO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 6							
	Slab Demo		6.76	5.91	11.25	0.00	23.92
	SUB-311/311 0.061 hrs/unit	90 TOTAL HRS 1,470.00 SF	9,934	8,693	16,538	0	35,165
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		9,934	8,693	16,538	0	35,165
	Subcontractor Markups		2,499	2,385	3,690	0	8,574
	Prime Contractor Markups		5,113	4,555	8,318	0	17,986
TOTAL A111AD11 SLAB DEMO		90 HRS	17,546	15,633	28,545	0	61,725
	1,470.00 SF	*Level Unit Cost-->*	*11.94*	*10.63*	*19.42*	*0.00*	*41.99*
A111AD12 SHEAR WALL FOUNDATIONS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Concrete		467.61	271.45	112.41	0.00	851.47
	SUB-311/311 2.8 hrs/unit	172 TOTAL HRS 61.25 CY	28,641	16,626	6,885	0	52,153
	* LINE ITEM ASSEMBLY Factor:0.2500						
	Subtotal Direct Costs		28,641	16,626	6,885	0	52,153
	Subcontractor Markups		7,206	4,561	1,536	0	13,303
	Prime Contractor Markups		14,740	8,712	3,463	0	26,916
TOTAL A111AD12 SHEAR WALL FOUNDATIONS		172 HRS	50,587	29,900	11,884	0	92,371
	245.00 LF	*Level Unit Cost-->*	*206.48*	*122.04*	*48.51*	*0.00*	*377.03*
A111AD13 SOG REPLACEMENT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 6							
	Slab On Grade Replacement		8.22	8.24	2.45	0.00	18.91
	SUB-311/311 0.085 hrs/unit	125 TOTAL HRS 1,470.00 SF	12,081	12,113	3,602	0	27,796
	* LINE ITEM ASSEMBLY Factor:1.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AD 2-STORY SHEAR WALL							
A111AD13 SOG REPLACEMENT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 6							
	Subtotal Direct Costs		12,081	12,113	3,602	0	27,796
	Subcontractor Markups		3,039	3,323	804	0	7,166
	Prime Contractor Markups		6,218	6,348	1,811	0	14,377
TOTAL A111AD13 SOG REPLACEMENT		125 HRS	21,339	21,784	6,217	0	49,339
1,470.00 SF	*Level Unit Cost-->*		*14.52*	*14.82*	*4.23*	*0.00*	*33.56*
A111AD14 NEW 2-STORY SHEAR WALL	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Shear Wall Incl Wood Framing - Plywood		12.86	6.15	3.05	0.00	22.06
	SUB-911/911 0.069 hrs/unit 423 TOTAL HRS	6,125.00 SF	78,780	37,677	18,681	0	135,138
	* LINE ITEM ASSEMBLY Factor:25.0000						
	Subtotal Direct Costs		78,780	37,677	18,681	0	135,138
	Subcontractor Markups		19,820	10,336	4,168	0	34,324
	Prime Contractor Markups		40,544	19,743	9,396	0	69,684
TOTAL A111AD14 NEW 2-STORY SHEAR WALL		423 HRS	139,144	67,757	32,246	0	239,146
245.00 LF	*Level Unit Cost-->*		*567.93*	*276.56*	*131.61*	*0.00*	*976.11*
A111AD15 DRYWALL - FINISHES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 50							
	Drywall		4.23	2.50	0.46	0.00	7.19
	SUB-911/911 0.028 hrs/unit 343 TOTAL HRS	12,250.00 SF	51,808	30,579	5,635	0	88,021
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		1.25	0.92	0.20	0.00	2.37
	SUB-991/991 0.012 hrs/unit 147 TOTAL HRS	12,250.00 SF	15,355	11,242	2,450	0	29,047
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		67,163	41,820	8,085	0	117,069
	Subcontractor Markups		16,897	11,473	1,804	0	30,174
	Prime Contractor Markups		34,566	21,914	4,066	0	60,547
TOTAL A111AD15 DRYWALL - FINISHES		490 HRS	118,626	75,208	13,955	0	207,789
12,250.00 SF	*Level Unit Cost-->*		*9.68*	*6.14*	*1.14*	*0.00*	*16.96*
A111AD16 WALL DEMO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 25							
	Wall Demo		4.52	4.28	1.13	0.00	9.93
	SUB-911/911 0.048 hrs/unit 294 TOTAL HRS	6,125.00 SF	27,706	26,210	6,921	0	60,838
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		27,706	26,210	6,921	0	60,838
	Subcontractor Markups		6,970	7,190	1,544	0	15,705
	Prime Contractor Markups		14,259	13,734	3,481	0	31,475
TOTAL A111AD16 WALL DEMO		294 HRS	48,936	47,135	11,947	0	108,018
6,125.00 SF	*Level Unit Cost-->*		*7.99*	*7.70*	*1.95*	*0.00*	*17.64*
SUBTOTAL A111AD 2-STORY SHEAR WALL			224,306	143,141	60,712	0	428,158
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
TOTAL A111AD 2-STORY SHEAR WALL			396,178	257,417	104,794	0	758,389
A111AE STRENGTHEN EXISTING 2-STORY SHEAR WALL							
A111AE11 STRENGTHEN EXISTING 2-STORY SHEAR WALL	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 25							
	Strengthen Existing 2-Story Shear Wall		5.29	6.06	1.78	0.00	13.13
	SUB-911/911 0.068 hrs/unit 337 TOTAL HRS	4,950.00 SF	26,168	30,008	8,811	0	64,987
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		26,168	30,008	8,811	0	64,987
	Subcontractor Markups		6,583	8,232	1,966	0	16,782
	Prime Contractor Markups		13,468	15,725	4,432	0	33,624
TOTAL A111AE11 STRENGTHEN EXISTING 2-STORY SHEAR WALL		337 HRS	46,219	53,965	15,209	0	115,393
4,950.00 SF	*Level Unit Cost-->*		*9.34*	*10.90*	*3.07*	*0.00*	*23.31*
A111AE12 WALL DEMO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 25							
	Wall Demo		4.52	4.28	1.13	0.00	9.93
	SUB-911/911 0.048 hrs/unit 238 TOTAL HRS	4,950.00 SF	22,391	21,182	5,594	0	49,167

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AE	**STRENGTHEN EXISTING 2-STORY SHEAR WALL**						
A111AE12	WALL DEMO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 25						
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		22,391	21,182	5,594	0	49,167
	Subcontractor Markups		5,633	5,811	1,248	0	12,692
	Prime Contractor Markups		11,524	11,100	2,813	0	25,437
	TOTAL A111AE12 WALL DEMO	238 HRS	39,548	38,093	9,655	0	87,296
	4,950.00 SF	*Level Unit Cost-->*	*7.99*	*7.70*	*1.95*	*0.00*	*17.64*
A111AE13	DRYWALL - FINISHES *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 50						
	Drywall		4.23	2.50	0.46	0.00	7.19
	SUB-911/911 0.028 hrs/unit	277 TOTAL HRS 9,900.00 SF	41,869	24,713	4,554	0	71,136
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		1.25	0.92	0.20	0.00	2.37
	SUB-991/991 0.012 hrs/unit	119 TOTAL HRS 9,900.00 SF	12,410	9,085	1,980	0	23,475
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		54,279	33,798	6,534	0	94,610
	Subcontractor Markups		13,656	9,272	1,458	0	24,386
	Prime Contractor Markups		27,935	17,710	3,286	0	48,932
	TOTAL A111AE13 DRYWALL - FINISHES	396 HRS	95,869	60,780	11,278	0	167,928
	9,900.00 SF	*Level Unit Cost-->*	*9.68*	*6.14*	*1.14*	*0.00*	*16.96*
	SUBTOTAL A111AE STRENGTHEN EXISTING 2-STORY SHEAR WALL		102,838	84,988	20,939	0	208,765
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.775*
	TOTAL A111AE STRENGTHEN EXISTING 2-STORY SHEAR WALL		181,637	152,838	36,142	0	370,617
A111AF	**SHEAR WALL ON INT OF EXT WALL**						
A111AF11	NEW 2-STORY SHEAR WALL *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Strengthen Existing 2-Story Shear Wall		5.29	6.06	1.78	0.00	13.13
	SUB-911/911 0.068 hrs/unit	486 TOTAL HRS 7,142.00 SF	37,756	43,297	12,713	0	93,765
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		37,756	43,297	12,713	0	93,765
	Subcontractor Markups		9,499	11,878	2,837	0	24,213
	Prime Contractor Markups		19,431	22,688	6,394	0	48,513
	TOTAL A111AF11 NEW 2-STORY SHEAR WALL	486 HRS	66,686	77,862	21,943	0	166,492
	7,142.00 SF	*Level Unit Cost-->*	*9.34*	*10.90*	*3.07*	*0.00*	*23.31*
A111AF12	WALL DEMO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Wall Demo		4.52	4.28	1.13	0.00	9.93
	SUB-911/911 0.048 hrs/unit	343 TOTAL HRS 7,142.00 SF	32,307	30,562	8,070	0	70,940
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		32,307	30,562	8,070	0	70,940
	Subcontractor Markups		8,128	8,384	1,801	0	18,313
	Prime Contractor Markups		16,627	16,015	4,059	0	36,701
	TOTAL A111AF12 WALL DEMO	343 HRS	57,062	54,962	13,930	0	125,954
	7,142.00 SF	*Level Unit Cost-->*	*7.99*	*7.70*	*1.95*	*0.00*	*17.64*
A111AF13	DRYWALL - FINISHES *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Drywall		4.23	2.50	0.46	0.00	7.19
	SUB-911/911 0.028 hrs/unit	200 TOTAL HRS 7,142.00 SF	30,205	17,828	3,285	0	51,318
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		1.25	0.92	0.20	0.00	2.37
	SUB-991/991 0.012 hrs/unit	86 TOTAL HRS 7,142.00 SF	8,952	6,554	1,428	0	16,935
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		39,157	24,382	4,714	0	68,253
	Subcontractor Markups		9,851	6,689	1,052	0	17,592
	Prime Contractor Markups		20,153	12,777	2,371	0	35,300
	TOTAL A111AF13 DRYWALL - FINISHES	286 HRS	69,161	43,848	8,136	0	121,145
	7,142.00 SF	*Level Unit Cost-->*	*9.68*	*6.14*	*1.14*	*0.00*	*16.96*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	SUBTOTAL A111AF SHEAR WALL ON INT OF EXT WALL		109,220	98,241	25,497	0	232,958
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.775*
	TOTAL A111AF SHEAR WALL ON INT OF EXT WALL		192,909	176,672	44,010	0	413,591
	A111AG DEMO & RESTORE CEILINGS						
	A111AG11 CEILING DEMO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Ceilingl Demo		4.52	3.39	1.13	0.00	9.04
SUB-911/911	0.038 hrs/unit 586 TOTAL HRS	15,434.00 SF	69,816	52,286	17,440	0	139,542
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		69,816	52,286	17,440	0	139,542
	Subcontractor Markups		17,564	14,344	3,892	0	35,800
	Prime Contractor Markups		35,931	27,399	8,772	0	72,101
	TOTAL A111AG11 CEILING DEMO	586 HRS	123,311	94,029	30,104	0	247,444
	15,434.00 bSF *Level Unit Cost-->*		*7.99*	*6.09*	*1.95*	*0.00*	*16.03*
	A111AG12 DRYWALL - FINISHES *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Drywall		4.23	2.94	0.46	0.00	7.63
SUB-911/911	0.033 hrs/unit 509 TOTAL HRS	15,434.00 SF	65,273	45,406	7,100	0	117,779
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		1.25	0.92	0.20	0.00	2.37
SUB-991/991	0.012 hrs/unit 185 TOTAL HRS	15,434.00 SF	19,347	14,164	3,087	0	36,597
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		84,620	59,570	10,186	0	154,377
	Subcontractor Markups		21,289	16,342	2,273	0	39,904
	Prime Contractor Markups		43,550	31,215	5,123	0	79,889
	TOTAL A111AG12 DRYWALL - FINISHES	695 HRS	149,459	107,128	17,583	0	274,170
	15,434.00 BSF *Level Unit Cost-->*		*9.68*	*6.94*	*1.14*	*0.00*	*17.76*
	SUBTOTAL A111AG DEMO & RESTORE CEILINGS		154,436	111,856	27,627	0	293,919
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.775*
	TOTAL A111AG DEMO & RESTORE CEILINGS		272,770	201,157	47,687	0	521,613
	A111AH MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTW						
	A111AH11 ELECTRICAL *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Electrical		13.95	4.05	1.13	0.00	19.14
SUB-161/161	0.038 hrs/unit 586 TOTAL HRS	15,434.00 SF	215,335	62,558	17,440	0	295,334
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		215,335	62,558	17,440	0	295,334
	Subcontractor Markups		54,175	17,162	3,892	0	75,228
	Prime Contractor Markups		110,823	32,781	8,772	0	152,376
	TOTAL A111AH11 ELECTRICAL	586 HRS	380,333	112,501	30,104	0	522,938
	15,434.00 BSF *Level Unit Cost-->*		*24.64*	*7.29*	*1.95*	*0.00*	*33.88*
	A111AH12 MECHANICAL *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1REF COMPLETE						
	Mechanical - Duct Work & Package Units		0.69	33.51	5.03	0.00	39.23
SUB-152/152	0.32 hrs/unit 4939 TOTAL HRS	15,434.00 SF	10,599	517,202	77,633	0	605,434
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Reconstruct Mechanical Rooms On 2 Floors 2 Hr Rated Assemblies		168.95	66.86	20.49	0.00	256.30
SUB-911/911	0.75 hrs/unit 300 TOTAL HRS	400.00 SF	67,580	26,745	8,196	0	102,521
	Subtotal Direct Costs		78,179	543,948	85,829	0	707,955
	Subcontractor Markups		19,668	149,226	19,152	0	188,046
	Prime Contractor Markups		40,235	285,035	43,168	0	368,438
	TOTAL A111AH12 MECHANICAL	5,239 HRS	138,082	978,208	148,149	0	1,264,439
	15,434.00 BSF *Level Unit Cost-->*		*8.95*	*63.38*	*9.60*	*0.00*	*81.93*
	A111AH13 FIRE PROTECTION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1REF COMPLETE						
	Fire Protection		3.49	1.68	0.46	0.00	5.63
SUB-154/154	0.018 hrs/unit 278 TOTAL HRS	15,434.00 SF	53,834	25,892	7,100	0	86,826
	* LINE ITEM ASSEMBLY Factor:1.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1REF COMPLETE						
	Install 4" Water Line		31.07	21.44	7.00	0.00	59.50
SUB-154/154	0.23 hrs/unit 35 TOTAL HRS	150.00 LF	4,660	3,215	1,050	0	8,925
	Water Line Replacement & Upgrade For Fire Protection		6.87	2.67	0.60	0.00	10.14
SUB-151/151	0.028 hrs/unit 432 TOTAL HRS	15,434.00	105,985	41,286	9,260	0	156,532
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		164,479	70,394	17,410	0	252,283
	Subcontractor Markups		41,380	19,312	3,885	0	64,577
	Prime Contractor Markups		84,650	36,887	8,757	0	130,294
	TOTAL A111AH13 FIRE PROTECTION	744 HRS	290,509	126,593	30,051	0	447,153
	15,434.00 BSF	*Level Unit Cost-->*	*18.82*	*8.20*	*1.95*	*0.00*	*28.97*
	SUBTOTAL A111AH MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTW		457,993	676,900	120,679	0	1,255,572
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.780*
	TOTAL A111AH MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTWORK		808,923	1,217,303	208,304	0	2,234,531
	A111AI REPLACE PLATE DAMAGED BY MOISTURE & TERMITES						
	A111AI11 DEMO REQUIRED TO REPLACE PLATE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Building Jack(S)		0.00	5.33	20.23	0.00	25.56
SUB-111/111	0.055 hrs/unit 14 TOTAL HRS	250.00 LF	0	1,332	5,058	0	6,390
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Shoring At Building Perimeter		3.05	2.42	5.03	0.00	10.50
SUB-111/111	0.025 hrs/unit 100 TOTAL HRS	4,000.00 SF	12,208	9,688	20,120	0	42,016
	* LINE ITEM ASSEMBLY Factor:16.0000						
	Removal Of Exterior Plaster		0.70	3.39	2.98	0.00	7.07
SUB-111/111	0.035 hrs/unit 105 TOTAL HRS	3,000.00 SF	2,093	10,172	8,940	0	21,205
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Removal Of Load Bearing Studs		0.24	1.07	0.33	0.00	1.64
SUB-111/111	0.011 hrs/unit 33 TOTAL HRS	3,000.00 SF	719	3,197	990	0	4,906
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Removal Of Plate		0.49	3.39	0.03	0.00	3.91
SUB-111/111	0.035 hrs/unit 9 TOTAL HRS	250.00 LF	123	848	8	0	978
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Debris Removal		686.70	0.00	0.00	0.00	686.70
SUB-111/NoCrew		5.00 LDS	3,434	0	0	0	3,434
	Subtotal Direct Costs		18,576	25,236	35,115	0	78,927
	Subcontractor Markups		4,673	6,923	7,835	0	19,432
	Prime Contractor Markups		9,560	13,224	17,661	0	40,446
	TOTAL A111AI11 DEMO REQUIRED TO REPLACE PLATE	261 HRS	32,810	45,383	60,612	0	138,805
	250.00 LF	*Level Unit Cost-->*	*131.24*	*181.53*	*242.45*	*0.00*	*555.22*
	A111AI12 REPLACE PLATE - STUDS - PLASTER *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Replace Plate "Treated"		4.52	2.42	0.51	0.00	7.46
SUB-311/311	0.025 hrs/unit 6 TOTAL HRS	250.00 LF	1,131	606	128	0	1,864
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Replace Studs		3.43	1.75	0.99	0.00	6.17
SUB-311/311	0.018 hrs/unit 54 TOTAL HRS	3,000.00 LF	10,301	5,235	2,970	0	18,506
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Restore Exterior Plaster		13.95	8.18	3.90	0.00	26.03
SUB-421/421	0.085 hrs/unit 255 TOTAL HRS	3,000.00 SF	41,856	24,542	11,700	0	78,098
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Install Stud Clips		2.67	1.16	1.13	0.00	4.96
SUB-311/311	0.012 hrs/unit 12 TOTAL HRS	1,000.00 EA	2,671	1,163	1,130	0	4,964
	* LINE ITEM ASSEMBLY Factor:4.0000						
	Install H8 Ties Stud To Top Plate		4.25	0.78	0.60	0.00	5.63
SUB-311/311	0.008 hrs/unit 2 TOTAL HRS	250.00 EA	1,063	194	150	0	1,407
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint Exterior		1.47	0.92	0.20	0.00	2.59
SUB-991/991	0.012 hrs/unit 36 TOTAL HRS	3,000.00 SF	4,415	2,753	600	0	7,768
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Subtotal Direct Costs		61,435	34,494	16,678	0	112,606
	Subcontractor Markups		15,456	9,463	3,721	0	28,640
	Prime Contractor Markups		31,618	18,075	8,388	0	58,081
	TOTAL A111AI12 REPLACE PLATE - STUDS - PLASTER	365 HRS	108,509	62,032	28,787	0	199,328
	250.00 LF	*Level Unit Cost-->*	*434.04*	*248.13*	*115.15*	*0.00*	*797.31*
	A111AI13 REINFORCE STUD - TOP PLATE CONNECTION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Install H8 Ties Stud To Top Plate		4.52	0.78	0.60	0.00	5.90
SUB-311/311	0.008 hrs/unit 40 TOTAL HRS	5,000.00 EA	22,618	3,878	3,000	0	29,495

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AI	**REPLACE PLATE DAMAGED BY MOISTURE & TERMITES**						
A111AI13	REINFORCE STUD - TOP PLATE CONNECTION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		22,618	3,878	3,000	0	29,495
	Subcontractor Markups		5,690	1,064	669	0	7,423
	Prime Contractor Markups		11,640	2,032	1,509	0	15,181
	TOTAL A111AI13 REINFORCE STUD - TOP PLATE CONNECTION	40 HRS	39,948	6,974	5,178	0	52,100
	5,000.00 LF *Level Unit Cost-->*		*7.99*	*1.39*	*1.04*	*0.00*	*10.42*
	SUBTOTAL A111AI REPLACE PLATE DAMAGED BY MOISTURE & TERMITES		102,629	63,608	54,793	0	221,029
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.766*
	TOTAL A111AI REPLACE PLATE DAMAGED BY MOISTURE & TERMITES IS		181,267	114,389	94,577	0	390,233
A112	**ACCESSIBLE PATH**						
A112AA	**COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS**						
A112AA11	AC OVERLAY - CO-PLANE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Ac Overlay Incl Co-Plane		5.16	1.80	1.13	0.00	8.08
	SUB-221/221 0.018 hrs/unit	628 TOTAL HRS 34,881.00 SF	179,836	62,692	39,416	0	281,944
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		179,836	62,692	39,416	0	281,944
	Subcontractor Markups		45,244	17,199	8,795	0	71,238
	Prime Contractor Markups		92,553	32,852	19,824	0	145,229
	TOTAL A112AA11 AC OVERLAY - CO-PLANE	628 HRS	317,633	112,743	68,035	0	498,411
	34,881.00 SF *Level Unit Cost-->*		*9.11*	*3.23*	*1.95*	*0.00*	*14.29*
A112AA12	RESTRIPE - SIGNAGE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Stripping		1.91	0.82	0.20	0.00	2.93
	SUB-221/221 0.008 hrs/unit	16 TOTAL HRS 1,980.00 LF	3,777	1,621	396	0	5,794
	* LINE ITEM ASSEMBLY Factor:22.0000						
	Hc Stalls - Markers		2.02	0.85	0.20	0.00	3.07
	SUB-221/221 0.009 hrs/unit	2 TOTAL HRS 180.00 LF	363	153	36	0	552
	Signage		3.05	44.93	112.41	0.00	160.40
	SUB-221/221 0.45 hrs/unit	3 TOTAL HRS 6.00 EA	18	270	674	0	962
	Subtotal Direct Costs		4,158	2,044	1,106	0	7,308
	Subcontractor Markups		1,046	561	247	0	1,854
	Prime Contractor Markups		2,140	1,071	557	0	3,767
	TOTAL A112AA12 RESTRIPE - SIGNAGE	20 HRS	7,344	3,675	1,910	0	12,929
	90.00 STALLS *Level Unit Cost-->*		*81.60*	*40.83*	*21.22*	*0.00*	*143.66*
	SUBTOTAL A112AA COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS		183,994	64,736	40,522	0	289,252
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.768*
	TOTAL A112AA COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS		324,977	116,418	69,945	0	511,340
A112AB	**WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION**						
A112AB11	WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Slab - Curb Demo		6.76	5.91	11.25	0.00	23.92
	SUB-311/311 0.061 hrs/unit	66 TOTAL HRS 1,080.00 SF	7,299	6,387	12,150	0	25,835
	* LINE ITEM ASSEMBLY Factor:8.0000						
	Slab On Grade Replacement		9.05	8.24	2.45	0.00	19.74
	SUB-311/311 0.085 hrs/unit	69 TOTAL HRS 810.00 SF	7,328	6,675	1,985	0	15,987
	* LINE ITEM ASSEMBLY Factor:6.0000						
	Curb Replacement		14.72	8.92	3.05	0.00	26.68
	SUB-311/311 0.092 hrs/unit	12 TOTAL HRS 135.00 LF	1,987	1,204	412	0	3,602
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		16,613	14,266	14,546	0	45,425
	Subcontractor Markups		4,180	3,914	3,246	0	11,339
	Prime Contractor Markups		8,550	7,475	7,316	0	23,342
	TOTAL A112AB11 WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION	110 HRS	29,343	25,655	25,108	0	80,106
	135.00 LF *Level Unit Cost-->*		*217.35*	*190.03*	*185.99*	*0.00*	*593.38*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	SUBTOTAL A112AB WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION		16,613	14,266	14,546	0	45,425
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.763*
	TOTAL A112AB WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION		29,343	25,655	25,108	0	80,106
	A112AC MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATI						
	A112AC11 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Doorway Modification		5777.00	1381.83	330.63	0.00	7,489.46
SUB-911/911	15.5 hrs/unit 47 TOTAL HRS	3.00 EA	17,331	4,146	992	0	22,468
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		17,331	4,146	992	0	22,468
	Subcontractor Markups		4,360	1,137	221	0	5,719
	Prime Contractor Markups		8,919	2,172	499	0	11,591
	TOTAL A112AC11 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	47 HRS	30,611	7,455	1,712	0	39,778
			10,203.55	*2,485.02*	*570.70*	*0.00*	*13,259.27*
	3.00 EA *Level Unit Cost-->*						
	SUBTOTAL A112AC MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATI		17,331	4,146	992	0	22,468
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.770*
	TOTAL A112AC MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION		30,611	7,455	1,712	0	39,778
	A112AD FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS						
	A112AD11 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	New Hand Rail		125.35	54.87	5.95	0.00	186.17
SUB-511/511	0.65 hrs/unit 8 TOTAL HRS	12.00 LF	1,504	658	71	0	2,234
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		1,504	658	71	0	2,234
	Subcontractor Markups		378	181	16	0	575
	Prime Contractor Markups		774	345	36	0	1,155
	TOTAL A112AD11 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	8 HRS	2,657	1,184	123	0	3,964
	12.00 LF *Level Unit Cost-->*		*221.40*	*98.68*	*10.27*	*0.00*	*330.34*
	SUBTOTAL A112AD FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		1,504	658	71	0	2,234
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A112AD FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		2,657	1,184	123	0	3,964
	A112AE CONCRETE CURB OR A WELDED STEEL PLATE AT COU						
	A112AE11 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (AP	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Curb Replacement		68.67	111.49	19.84	0.00	200.00
SUB-311/311	1.15 hrs/unit 3 TOTAL HRS	3.00 LF	206	334	60	0	600
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		206	334	60	0	600
	Subcontractor Markups		52	92	13	0	157
	Prime Contractor Markups		106	175	30	0	311
	TOTAL A112AE11 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX 3 LF)	3 HRS	364	601	103	0	1,068
			121.29	*200.49*	*34.25*	*0.00*	*356.03*
	3.00 LF *Level Unit Cost-->*						
	SUBTOTAL A112AE CONCRETE CURB OR A WELDED STEEL PLATE AT COU		206	334	60	0	600
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.780*
	TOTAL A112AE CONCRETE CURB OR A WELDED STEEL PLATE AT COURTY		364	601	103	0	1,068
	A112AF POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEME						
	A112AF11 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	New Hand Rail		125.35	54.87	5.95	0.00	186.17
SUB-511/511	0.65 hrs/unit 4 TOTAL HRS	6.00 LF	752	329	36	0	1,117
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		752	329	36	0	1,117
	Subcontractor Markups		189	90	8	0	287
	Prime Contractor Markups		387	173	18	0	578
	TOTAL A112AF11 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	4 HRS	1,328	592	62	0	1,982
			221.40	*98.68*	*10.27*	*0.00*	*330.34*
	6.00 LF *Level Unit Cost-->*						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A112AF	**POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEME**						
A112AF11	POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	SUBTOTAL A112AF POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEME		752	329	36	0	1,117
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A112AF POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT		1,328	592	62	0	1,982
A112AG	**HANDRAILS FOR THE RAMP LEADING TO THE CMU A**						
A112AG11	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	New Hand Rail		125.35	54.87	5.95	0.00	186.17
	SUB-511/511 0.65 hrs/unit 17 TOTAL HRS	26.00 LF	3,259	1,427	155	0	4,840
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		3,259	1,427	155	0	4,840
	Subcontractor Markups		820	391	35	0	1,246
	Prime Contractor Markups		1,677	748	78	0	2,503
	TOTAL A112AG11 HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE) 17 HRS		5,756	2,566	267	0	8,589
			221.40	*98.68*	*10.27*	*0.00*	*330.34*
	26.00 LF *Level Unit Cost-->*						
	SUBTOTAL A112AG HANDRAILS FOR THE RAMP LEADING TO THE CMU AD		3,259	1,427	155	0	4,840
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A112AG HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDIT		5,756	2,566	267	0	8,589
A113	**PLUMBING**						
A113AA	**UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPL**						
A113AA11	UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Upgrade The MenÆS Room On 1St Floor To Compliance		125.35	44.08	20.49	0.00	189.92
	SUB-153/153 0.48 hrs/unit 65 TOTAL HRS	136.00 SF	17,048	5,994	2,787	0	25,829
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		17,048	5,994	2,787	0	25,829
	Subcontractor Markups		4,289	1,645	622	0	6,555
	Prime Contractor Markups		8,774	3,141	1,402	0	13,316
	TOTAL A113AA11 UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE 65 HRS		30,110	10,780	4,810	0	45,700
			221.40	*79.27*	*35.37*	*0.00*	*336.03*
	136.00 SF *Level Unit Cost-->*						
	SUBTOTAL A113AA UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPL		17,048	5,994	2,787	0	25,829
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A113AA UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIAN		30,110	10,780	4,810	0	45,700
A113AB	**UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLI**						
A113AB11	UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Upgrade The WomenÆS Room On 1St Floor To Compliance		125.35	44.08	20.49	0.00	189.92
	SUB-153/153 0.48 hrs/unit 55 TOTAL HRS	115.00 SF	14,415	5,069	2,356	0	21,840
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		14,415	5,069	2,356	0	21,840
	Subcontractor Markups		3,627	1,391	526	0	5,543
	Prime Contractor Markups		7,419	2,656	1,185	0	11,260
	TOTAL A113AB11 UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE 55 HRS		25,461	9,116	4,067	0	38,644
			221.40	*79.27*	*35.37*	*0.00*	*336.03*
	115.00 SF *Level Unit Cost-->*						
	SUBTOTAL A113AB UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLI		14,415	5,069	2,356	0	21,840
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A113AB UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANC		25,461	9,116	4,067	0	38,644
A113AC	**ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR**						
A113AC11	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Add Unisex Single Restroom At 1St Floor		125.35	44.08	20.49	0.00	189.92
	SUB-153/153 0.48 hrs/unit 86 TOTAL HRS	180.00 SF	22,563	7,934	3,688	0	34,185
	* LINE ITEM ASSEMBLY Factor:1.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A113AC	**ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR**						
A113AC11	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Subtotal Direct Costs		22,563	7,934	3,688	0	34,185
	Subcontractor Markups		5,676	2,177	823	0	8,676
	Prime Contractor Markups		11,612	4,157	1,855	0	17,625
	TOTAL A113AC11 ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	86 HRS	39,852	14,268	6,366	0	60,486
	180.00 SF *Level Unit Cost-->*		*221.40*	*79.27*	*35.37*	*0.00*	*336.03*
	SUBTOTAL A113AC ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR		22,563	7,934	3,688	0	34,185
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A113AC ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR		39,852	14,268	6,366	0	60,486
A113AD	**ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR**						
A113AD11	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add Unisex Single Restroom At 2Nd Floor		125.35	44.08	20.49	0.00	189.92
	SUB-153/153 0.48 hrs/unit	1.00 SF	125	44	20	0	190
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		125	44	20	0	190
	Subcontractor Markups		32	12	5	0	48
	Prime Contractor Markups		65	23	10	0	98
	TOTAL A113AD11 ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	HR	221	79	35	0	336
	SUBTOTAL A113AD ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR		125	44	20	0	190
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A113AD ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR		221	79	35	0	336
A113AE	**CODE COMPLIANT SIGNS FOR RESTROOMS**						
A113AE11	CODE COMPLIANT SIGNS FOR RESTROOMS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Code Compliant Signs For Restrooms		141.70	25.96	4.63	0.00	172.29
	SUB-823/823 0.25 hrs/unit 1 TOTAL HRS	4.00 EA	567	104	19	0	689
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		567	104	19	0	689
	Subcontractor Markups		143	28	4	0	175
	Prime Contractor Markups		292	54	9	0	355
	TOTAL A113AE11 CODE COMPLIANT SIGNS FOR RESTROOMS	1 HR	1,001	187	32	0	1,220
	4.00 EA *Level Unit Cost-->*		*250.28*	*46.68*	*7.99*	*0.00*	*304.95*
	SUBTOTAL A113AE CODE COMPLIANT SIGNS FOR RESTROOMS		567	104	19	0	689
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.770*
	TOTAL A113AE CODE COMPLIANT SIGNS FOR RESTROOMS		1,001	187	32	0	1,220
A113AF	**WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR**						
A113AF11	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Mounted Drinking Fountain At 1St Floor In A New Alcove		3379.00	505.05	244.66	0.00	4,128.71
	SUB-153/153 5.5 hrs/unit 6 TOTAL HRS	1.00 EA	3,379	505	245	0	4,129
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		3,379	505	245	0	4,129
	Subcontractor Markups		850	139	55	0	1,043
	Prime Contractor Markups		1,739	265	123	0	2,127
	TOTAL A113AF11 WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	6 HRS	5,968	908	422	0	7,299
	SUBTOTAL A113AF WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR		3,379	505	245	0	4,129
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.768*
	TOTAL A113AF WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN		5,968	908	422	0	7,299
A113AG	**PLUMBING INFRASTRUCTURE**						
A113AG11	PLUMBING INFRASTRUCTURE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Replace Sewer Line And Run New To All Spaces		69.22	32.14	23.81	0.00	125.16
	SUB-153/153 0.35 hrs/unit 245 TOTAL HRS	700.00 LF	48,451	22,498	16,667	0	87,615

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A113AG PLUMBING INFRASTRUCTURE							
A113AG11 PLUMBING INFRASTRUCTURE	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Subtotal Direct Costs		48,451	22,498	16,667	0	87,615
	Subcontractor Markups		12,189	6,172	3,719	0	22,080
	Prime Contractor Markups		24,935	11,789	8,383	0	45,107
TOTAL A113AG11 PLUMBING INFRASTRUCTURE		245 HRS	85,575	40,459	28,769	0	154,803
15,434.00 BSF	*Level Unit Cost-->*		*5.54*	*2.62*	*1.86*	*0.00*	*10.03*
SUBTOTAL A113AG PLUMBING INFRASTRUCTURE			48,451	22,498	16,667	0	87,615
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.767*
TOTAL A113AG PLUMBING INFRASTRUCTURE			85,575	40,459	28,769	0	154,803
A114 STAIRS AND BALCONY RAILING							
A114AA ADD A SOLID OR PERFORATED STEEL PANEL AT EAC							
A114AA11 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add A Solid Or Perforated Steel Panel At Each Open Riser		68.67	29.55	8.59	0.00	106.81
	SUB-511/511 0.35 hrs/unit 14 TOTAL HRS	40.00 EA	2,747	1,182	344	0	4,272
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		2,747	1,182	344	0	4,272
	Subcontractor Markups		691	324	77	0	1,092
	Prime Contractor Markups		1,414	619	173	0	2,206
TOTAL A114AA11 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER		14 HRS	4,852	2,125	593	0	7,570
			121.29	*53.13*	*14.83*	*0.00*	*189.25*
40.00 RISERS	*Level Unit Cost-->*						
SUBTOTAL A114AA ADD A SOLID OR PERFORATED STEEL PANEL AT EAC			2,747	1,182	344	0	4,272
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.772*
TOTAL A114AA ADD A SOLID OR PERFORATED STEEL PANEL AT EACH O			4,852	2,125	593	0	7,570
A114AB ADD CONTRASTING STRIPE AT EACH RISER							
A114AB11 ADD CONTRASTING STRIPE AT EACH RISER	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add Contrasting Stripe At Each Riser		779.35	15.57	1.99	0.00	796.92
	SUB-823/823 0.15 hrs/unit 6 TOTAL HRS	40.00 EA	31,174	623	80	0	31,877
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		31,174	623	80	0	31,877
	Subcontractor Markups		7,843	171	18	0	8,032
	Prime Contractor Markups		16,044	326	40	0	16,410
TOTAL A114AB11 ADD CONTRASTING STRIPE AT EACH RISER		6 HRS	55,061	1,120	137	0	56,318
40.00 EA	*Level Unit Cost-->*		*1,376.52*	*28.01*	*3.43*	*0.00*	*1,407.96*
SUBTOTAL A114AB ADD CONTRASTING STRIPE AT EACH RISER			31,174	623	80	0	31,877
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.767*
TOTAL A114AB ADD CONTRASTING STRIPE AT EACH RISER			55,061	1,120	137	0	56,318
A114AC REPLACE EXISTING STEEL GUARDRAILS WITH NEW O							
A114AC11 REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	New Hand Rail		125.35	54.87	5.95	0.00	186.17
	SUB-511/511 0.65 hrs/unit 114 TOTAL HRS	175.00 LF	21,936	9,602	1,041	0	32,580
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		21,936	9,602	1,041	0	32,580
	Subcontractor Markups		5,519	2,634	232	0	8,385
	Prime Contractor Markups		11,290	5,032	524	0	16,845
TOTAL A114AC11 REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES		114 HRS	38,745	17,268	1,797	0	57,810
			221.40	*98.68*	*10.27*	*0.00*	*330.34*
175.00 LF	*Level Unit Cost-->*						
SUBTOTAL A114AC REPLACE EXISTING STEEL GUARDRAILS WITH NEW O			21,936	9,602	1,041	0	32,580
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
TOTAL A114AC REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES			38,745	17,268	1,797	0	57,810

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A114AD	**REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAIL**						
A114AD11	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	New Hand Rail		125.35	54.87	5.95	0.00	186.17
SUB-511/511	0.65 hrs/unit 128 TOTAL HRS	197.00 LF	24,694	10,809	1,172	0	36,676
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		24,694	10,809	1,172	0	36,676
	Subcontractor Markups		6,213	2,965	262	0	9,440
	Prime Contractor Markups		12,709	5,664	590	0	18,963
	TOTAL A114AD11 REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	128 HRS	43,615	19,439	2,023	0	65,078
	197.00 LF *Level Unit Cost-->*		*221.40*	*98.68*	*10.27*	*0.00*	*330.34*
	SUBTOTAL A114AD REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAIL		24,694	10,809	1,172	0	36,676
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A114AD REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS		43,615	19,439	2,023	0	65,078
A114AE	**WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETW**						
A114AE11	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR L *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	New Hand Rai Wall Mountl		92.65	40.52	5.95	0.00	139.12
SUB-511/511	0.48 hrs/unit 58 TOTAL HRS	120.00 LF	11,118	4,862	714	0	16,694
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		11,118	4,862	714	0	16,694
	Subcontractor Markups		2,797	1,334	159	0	4,290
	Prime Contractor Markups		5,722	2,548	359	0	8,629
	TOTAL A114AE11 WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	58 HRS	19,637	8,744	1,232	0	29,614
	120.00 LF *Level Unit Cost-->*		*163.64*	*72.87*	*10.27*	*0.00*	*246.78*
	SUBTOTAL A114AE WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETW		11,118	4,862	714	0	16,694
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A114AE WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN		19,637	8,744	1,232	0	29,614
A115	**VERTICAL TRANSPORTATION**						
A115AA	**DEVELOP VERTICAL TRANSPORTATION**						
A115AA11	ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Elevators Two Door Two Stop		80115.00	27739.15	4628.75	0.00	112,482.90
SUB-141/141	215 hrs/unit 860 TOTAL HRS	4.00 STPS	320,460	110,957	18,515	0	449,932
	* LINE ITEM ASSEMBLY Factor:2.0000						
	Add Backup Generator		147150.00	12799.79	3306.25	0.00	163,256.04
SUB-161/161	120 hrs/unit 120 TOTAL HRS	1.00 EA	147,150	12,800	3,306	0	163,256
	Subtotal Direct Costs		467,610	123,756	21,821	0	613,188
	Subcontractor Markups		117,643	33,951	4,869	0	156,463
	Prime Contractor Markups		240,658	64,850	10,975	0	316,483
	TOTAL A115AA11 ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS	980 HRS	825,910	222,557	37,666	0	1,086,133
	2.00 EA *Level Unit Cost-->*		*412,955.09*	*111,278.69*	*18,832.78*	*0.00*	*543,066.56*
	SUBTOTAL A115AA DEVELOP VERTICAL TRANSPORTATION		467,610	123,756	21,821	0	613,188
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A115AA DEVELOP VERTICAL TRANSPORTATION		825,910	222,557	37,666	0	1,086,133
A115AB	**ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE AL**						
A115AB11	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add Two Exterior Areas Of Assisted Rescue		92.65	29.55	11.25	0.00	133.45
SUB-511/511	0.35 hrs/unit 53 TOTAL HRS	150.00 SF	13,898	4,432	1,688	0	20,017
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		13,898	4,432	1,688	0	20,017
	Subcontractor Markups		3,496	1,216	377	0	5,089
	Prime Contractor Markups		7,152	2,322	849	0	10,323
	TOTAL A115AB11 ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY	148 HRS	24,546	7,970	2,913	0	35,429
	150.00 SF *Level Unit Cost-->*		*163.64*	*53.13*	*19.42*	*0.00*	*236.19*
	SUBTOTAL A115AB ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE AL		13,898	4,432	1,688	0	20,017
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.770*
	TOTAL A115AB ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG		24,546	7,970	2,913	0	35,429

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A115AB	**ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE AL**						
A115AB11	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
A116	**TENANT SPACE**						
	REF COMPLETE						
A116AA	**WIDEN ALL TENANT DOORWAYS**						
A116AA11	WIDEN ALL TENANT DOORWAYS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Doorway Modification		2016.50	757.78	178.54	0.00	2,952.82
SUB-911/911	8.5 hrs/unit 340 TOTAL HRS	40.00 EA	80,660	30,311	7,142	0	118,113
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		80,660	30,311	7,142	0	118,113
	Subcontractor Markups		20,293	8,316	1,594	0	30,202
	Prime Contractor Markups		41,512	15,883	3,592	0	60,987
	TOTAL A116AA11 WIDEN ALL TENANT DOORWAYS	340 HRS	142,465	54,510	12,327	0	209,302
	40.00 EA	*Level Unit Cost-->*	*3,561.62*	*1,362.75*	*308.18*	*0.00*	*5,232.55*
	SUBTOTAL A116AA WIDEN ALL TENANT DOORWAYS		80,660	30,311	7,142	0	118,113
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.772*
	TOTAL A116AA WIDEN ALL TENANT DOORWAYS		142,465	54,510	12,327	0	209,302
A116AB	**MODIFY LANDING TO NECESSARY DOORS**						
A116AB11	MODIFY LANDING TO NECESSARY DOORS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Modify Landing To Necessary Doors		9973.50	5191.79	1719.25	0.00	16,884.54
SUB-823/823	50 hrs/unit 50 TOTAL HRS	1.00 ALW	9,974	5,192	1,719	0	16,885
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		9,974	5,192	1,719	0	16,885
	Subcontractor Markups		2,509	1,424	384	0	4,317
	Prime Contractor Markups		5,133	2,721	865	0	8,718
	TOTAL A116AB11 MODIFY LANDING TO NECESSARY DOORS	50 HRS	17,616	9,337	2,968	0	29,920
	SUBTOTAL A116AB MODIFY LANDING TO NECESSARY DOORS		9,974	5,192	1,719	0	16,885
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.772*
	TOTAL A116AB MODIFY LANDING TO NECESSARY DOORS		17,616	9,337	2,968	0	29,920
A116AC	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	LEVELS IN THE SAME BRANCH BELOW THIS LEVEL CONTAIN DETAIL LINE ITEMS; ALL LINE ITEMS IN THE SAME BRANCH MUST BE AT ONLY ONE LEVEL!!						
	Provide Handrails For Tenant Interior Steps		0.00	0.00	0.00	0.00	0.00
NoSub/NoCrew		240.00 LF	0	0	0	0	0
	* LINE ITEM ASSEMBLY Factor:16.0000						
	Subtotal Direct Costs		0	0	0	0	0
	Rollup from Child Levels		16,677	7,294	1,071	0	25,042
	Subcontractor Markups		4,196	2,001	239	0	6,436
	Prime Contractor Markups		8,583	3,822	539	0	12,943
	TOTAL A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS		29,456	13,116	1,849	0	44,420
	15.00 EA	*Level Unit Cost-->*	*1,963.70*	*874.42*	*123.24*	*0.00*	*2,961.36*
	THIS WBS CODE DOES NOT FOLLOW TRI-SERVICE NUMBERING SYSTEM. MODIFY CODE TO MATCH EXISTING WBS, OR USE THE A1 XX 9? or A1 XX 8? NUMBERING CONVENTION						T
	SUBTOTAL A116 TENANT SPACE		852,577	451,272	113,397	0	1,417,246
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.773*
	TOTAL A116 TENANT SPACE		1,505,853	811,545	195,734	0	2,513,133
A116AC	**PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS**						
A116AC11	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	New Hand Rail Wall Mount		92.65	40.52	5.95	0.00	139.12
SUB-511/511	0.48 hrs/unit 86 TOTAL HRS	180.00 LF	16,677	7,294	1,071	0	25,042
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Subtotal Direct Costs		16,677	7,294	1,071	0	25,042
	Subcontractor Markups		4,196	2,001	239	0	6,436
	Prime Contractor Markups		8,583	3,822	539	0	12,943
	TOTAL A116AC11 PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	86 HRS	29,456	13,116	1,849	0	44,420
	15.00 EA	*Level Unit Cost-->*	*1,963.70*	*874.42*	*123.24*	*0.00*	*2,961.36*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A116AC	**PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS**						
A116AC11	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	SUBTOTAL A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS		16,677	7,294	1,071	0	25,042
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS		29,456	13,116	1,849	0	44,420
A116AD	**REPLACE DOOR & FRAME FOR DOORS LESS THAN 34"**						
A116AD11	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Replace Door & Frame For Doors Less Than 34" W		1962.00	757.78	178.54	0.00	2,898.32
	SUB-911/911 8.5 hrs/unit 255 TOTAL HRS	30.00 EA	58,860	22,733	5,356	0	86,950
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		58,860	22,733	5,356	0	86,950
	Subcontractor Markups		14,808	6,237	1,195	0	22,240
	Prime Contractor Markups		30,293	11,913	2,694	0	44,899
	TOTAL A116AD11 REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	255 HRS	103,961	40,883	9,245	0	154,089
	30.00 EA *Level Unit Cost-->*		*3,465.36*	*1,362.75*	*308.18*	*0.00*	*5,136.29*
	SUBTOTAL A116AD REPLACE DOOR & FRAME FOR DOORS LESS THAN 34"		58,860	22,733	5,356	0	86,950
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.772*
	TOTAL A116AD REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W		103,961	40,883	9,245	0	154,089
A116AE	**MODIFY & REINSTALL NECESSARY DOORS TO OPEN 9**						
A116AE11	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Reinstall Doors		686.70	467.26	59.51	0.00	1,213.47
	SUB-823/823 4.5 hrs/unit 113 TOTAL HRS	25.00 EA	17,168	11,682	1,488	0	30,337
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		17,168	11,682	1,488	0	30,337
	Subcontractor Markups		4,319	3,205	332	0	7,856
	Prime Contractor Markups		8,835	6,121	748	0	15,705
	TOTAL A116AE11 MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	113 HRS	30,322	21,007	2,568	0	53,897
	25.00 EA *Level Unit Cost-->*		*1,212.88*	*840.30*	*102.72*	*0.00*	*2,155.89*
	SUBTOTAL A116AE MODIFY & REINSTALL NECESSARY DOORS TO OPEN 9		17,168	11,682	1,488	0	30,337
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.777*
	TOTAL A116AE MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 D		30,322	21,007	2,568	0	53,897
A116AF	**PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTR**						
A116AF11	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Code Compliant Signs For Restrooms		141.70	25.96	4.63	0.00	172.29
	SUB-823/823 0.25 hrs/unit 10 TOTAL HRS	40.00 EA	5,668	1,038	185	0	6,892
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		5,668	1,038	185	0	6,892
	Subcontractor Markups		1,426	285	41	0	1,752
	Prime Contractor Markups		2,917	544	93	0	3,554
	TOTAL A116AF11 PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	10 HRS	10,011	1,867	320	0	12,198
	40.00 EA *Level Unit Cost-->*		*250.28*	*46.68*	*7.99*	*0.00*	*304.95*
	SUBTOTAL A116AF PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTR		5,668	1,038	185	0	6,892
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.770*
	TOTAL A116AF PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY D		10,011	1,867	320	0	12,198
A116AG	**LEVER DOOR HANDLES**						
A116AG11	LEVER DOOR HANDLES *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Lever Door Handles - Replace Door Hardware		218.00	15.57	4.63	0.00	238.21
	SUB-823/823 0.15 hrs/unit 11 TOTAL HRS	75.00 EA	16,350	1,168	347	0	17,865
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		16,350	1,168	347	0	17,865
	Subcontractor Markups		4,113	320	77	0	4,511
	Prime Contractor Markups		8,415	612	175	0	9,201
	TOTAL A116AG11 LEVER DOOR HANDLES	11 HRS	28,878	2,101	599	0	31,578
	75.00 EA *Level Unit Cost-->*		*385.04*	*28.01*	*7.99*	*0.00*	*421.04*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A116AG LEVER DOOR HANDLES							
A116AG11 LEVER DOOR HANDLES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	SUBTOTAL A116AG LEVER DOOR HANDLES		16,350	1,168	347	0	17,865
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.768*
	TOTAL A116AG LEVER DOOR HANDLES		28,878	2,101	599	0	31,578
A116AH WINDOW REPLACEMENT							
A116AH11 WINDOW REPLACEMENT + 10 OPENABLE WINDOWS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Replace At Least 1 Window W/ Operating Parts		817.50	368.86	85.96	0.00	1,272.32
SUB-823/824	3.5 hrs/unit 35 TOTAL HRS	10.00 EA	8,175	3,689	860	0	12,723
	Replace Exterior Windows With Low E Dual Glazed		91.56	26.35	11.25	0.00	129.16
SUB-824/824	0.25 hrs/unit 550 TOTAL HRS	2,200.00 SF	201,432	57,964	24,750	0	284,146
	Subtotal Direct Costs		209,607	61,652	25,610	0	296,869
	Subcontractor Markups		52,733	16,914	5,714	0	75,362
	Prime Contractor Markups		107,875	32,306	12,881	0	153,062
	TOTAL A116AH11 WINDOW REPLACEMENT + 10 OPENABLE WINDOWS	585 HRS	370,216	110,872	44,205	0	525,293
	2,200.00 SF *Level Unit Cost-->*		*168.28*	*50.40*	*20.09*	*0.00*	*238.77*
	SUBTOTAL A116AH WINDOW REPLACEMENT		209,607	61,652	25,610	0	296,869
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A116AH WINDOW REPLACEMENT		370,216	110,872	44,205	0	525,293
A116AI REPLACE EXTERIOR WALL FINISHES							
A116AI11 REPLACE EXTERIOR WALL FINISHES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Insulate Building Perimeter		1.47	1.52	0.46	0.00	3.45
SUB-911/911	0.017 hrs/unit 1070 TOTAL HRS	62,928.00 SF	92,599	95,371	28,947	0	216,917
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Drywall		4.23	2.50	0.46	0.00	7.19
SUB-911/911	0.028 hrs/unit 1762 TOTAL HRS	62,928.00 SF	266,135	157,082	28,947	0	452,164
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		1.25	0.92	0.20	0.00	2.37
SUB-991/991	0.012 hrs/unit 755 TOTAL HRS	62,928.00 SF	78,880	57,749	12,586	0	149,215
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		437,614	310,202	70,479	0	818,295
	Subcontractor Markups		110,096	85,100	15,727	0	210,923
	Prime Contractor Markups		225,220	162,549	35,448	0	423,218
	TOTAL A116AI11 REPLACE EXTERIOR WALL FINISHES	3,587 HRS	772,930	557,852	121,654	0	1,452,436
	62,928.00 SF *Level Unit Cost-->*		*12.28*	*8.86*	*1.93*	*0.00*	*23.08*
	SUBTOTAL A116AI REPLACE EXTERIOR WALL FINISHES		437,614	310,202	70,479	0	818,295
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.775*
	TOTAL A116AI REPLACE EXTERIOR WALL FINISHES		772,930	557,852	121,654	0	1,452,436
A117 ABATEMENT							
REF COMPLETE							
A117AA ABATEMENT							
A117AA11 ABATEMENT - ASBESTOUS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Abatement - Asbestous		6.87	5.19	1.13	0.00	13.19
SUB-221/221	0.052 hrs/unit 803 TOTAL HRS	15,434.00 BSF	105,985	80,137	17,440	0	203,563
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		105,985	80,137	17,440	0	203,563
	Subcontractor Markups		26,664	21,985	3,892	0	52,540
	Prime Contractor Markups		54,546	41,993	8,772	0	105,310
	TOTAL A117AA11 ABATEMENT - ASBESTOUS	803 HRS	187,195	144,115	30,104	0	361,414
	15,434.00 BSF *Level Unit Cost-->*		*12.13*	*9.34*	*1.95*	*0.00*	*23.42*
A117AA12 ABATEMENT - LEAD PAINT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Abatement - Lead Paint		4.91	3.19	1.13	0.00	9.23
SUB-221/221	0.032 hrs/unit 494 TOTAL HRS	15,434.00 BSF	75,704	49,315	17,440	0	142,459
	* LINE ITEM ASSEMBLY Factor:1.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A117AA ABATEMENT							
A117AA12 ABATEMENT - LEAD PAINT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Subtotal Direct Costs		75,704	49,315	17,440	0	142,459
	Subcontractor Markups		19,046	13,529	3,892	0	36,466
	Prime Contractor Markups		38,961	25,842	8,772	0	73,575
TOTAL A117AA12 ABATEMENT - LEAD PAINT		494 HRS	133,711	88,686	30,104	0	252,501
15,434.00 BSF	*Level Unit Cost-->*		*8.66*	*5.75*	*1.95*	*0.00*	*16.36*
A117AA13 ABATEMENT - ELECTRICAL WIRE	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Abatement - Electrical Wire		3.38	2.20	1.13	0.00	6.71
	SUB-221/221 0.022 hrs/unit 340 TOTAL HRS	15,434.00 BSF	52,151	33,904	17,440	0	103,496
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		52,151	33,904	17,440	0	103,496
	Subcontractor Markups		13,120	9,301	3,892	0	26,313
	Prime Contractor Markups		26,840	17,766	8,772	0	53,378
TOTAL A117AA13 ABATEMENT - ELECTRICAL WIRE		340 HRS	92,112	60,972	30,104	0	183,187
15,434.00 BSF	*Level Unit Cost-->*		*5.97*	*3.95*	*1.95*	*0.00*	*11.87*
A117AA14 ABATEMENT - BLACK MOLD	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Remove Interior Wall Finishes		0.00	4.49	1.78	0.00	6.27
	SUB-221/221 0.045 hrs/unit 2832 TOTAL HRS	62,928.00 SF	0	282,754	112,012	0	394,766
	Subtotal Direct Costs		0	282,754	112,012	0	394,766
	Subcontractor Markups		0	77,570	24,994	0	102,564
	Prime Contractor Markups		0	148,167	56,337	0	204,504
TOTAL A117AA14 ABATEMENT - BLACK MOLD		2,832 HRS	0	508,491	193,343	0	701,834
15,434.00 BSF	*Level Unit Cost-->*		*0.00*	*32.95*	*12.53*	*0.00*	*45.47*
A117AA15 DUMP FEES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Debris Removal		2507.00	0.00	0.00	0.00	2,507.00
	SUB-111/NoCrew	15.00 LDS	37,605	0	0	0	37,605
	Subtotal Direct Costs		37,605	0	0	0	37,605
	Subcontractor Markups		9,461	0	0	0	9,461
	Prime Contractor Markups		19,354	0	0	0	19,354
TOTAL A117AA15 DUMP FEES			66,419	0	0	0	66,419
30.00 LDS	*Level Unit Cost-->*		*2,213.98*	*0.00*	*0.00*	*0.00*	*2,213.98*
A117AA16 REMOVE PCB CONTAINING EQUIPMENT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Replace Switch Gear "Main"		79570.00	21332.99	1587.00	0.00	102,489.99
	SUB-161/161 200 hrs/unit 200 TOTAL HRS	1.00 EA	79,570	21,333	1,587	0	102,490
	Replace Subpanels		19075.00	5119.92	1124.13	0.00	25,319.05
	SUB-161/161 48 hrs/unit 192 TOTAL HRS	4.00 EA	76,300	20,480	4,497	0	101,276
	Subtotal Direct Costs		155,870	41,813	6,084	0	203,766
	Subcontractor Markups		39,214	11,471	1,357	0	52,042
	Prime Contractor Markups		80,219	21,910	3,060	0	105,189
TOTAL A117AA16 REMOVE PCB CONTAINING EQUIPMENT		392 HRS	275,303	75,194	10,501	0	360,998
5.00 EA	*Level Unit Cost-->*		*55,060.68*	*15,038.76*	*2,100.15*	*0.00*	*72,199.59*
SUBTOTAL A117AA ABATEMENT			427,316	487,924	170,417	0	1,085,656
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
TOTAL A117AA ABATEMENT			754,741	877,458	294,155	0	1,926,354
A118 SITE IMPROVEMENTS							
REF COMPLETE							
A118AA SITE IMPROVEMENTS							
A118AA11 DIVERT RAIN WATER TO STORM DRAIN	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Divert Rain Water To Storm Drain		141.70	84.87	46.29	0.00	272.86
	SUB-221/221 0.85 hrs/unit 298 TOTAL HRS	350.00 LF	49,595	29,706	16,202	0	95,502
	Storm Drain Tie-In		5777.00	7988.08	3306.25	0.00	17,071.33
	SUB-221/221 80 hrs/unit 80 TOTAL HRS	1.00 EA	5,777	7,988	3,306	0	17,071

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	Subtotal Direct Costs		55,372	37,694	19,508	0	112,574
	Subcontractor Markups		13,931	10,341	4,353	0	28,624
	Prime Contractor Markups		28,497	19,752	9,812	0	58,061
	TOTAL A118AA11 DIVERT RAIN WATER TO STORM DRAIN	378 HRS	97,800	67,787	33,672	0	199,259
	350.00 LF	*Level Unit Cost-->*	*279.43*	*193.68*	*96.21*	*0.00*	*569.31*
	A118AA12 UPGRADE PARKING LOT DRAINAGE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Install Catch Basins		25070.00	7988.08	3306.25	0.00	36,364.33
SUB-221/221	80 hrs/unit 240 TOTAL HRS	3.00 EA	75,210	23,964	9,919	0	109,093
	Subtotal Direct Costs		75,210	23,964	9,919	0	109,093
	Subcontractor Markups		18,922	6,574	2,213	0	27,709
	Prime Contractor Markups		38,707	12,558	4,989	0	56,253
	TOTAL A118AA12 UPGRADE PARKING LOT DRAINAGE	240 HRS	132,839	43,096	17,121	0	193,056
	3.00 EA	*Level Unit Cost-->*	*44,279.57*	*14,365.38*	*5,706.90*	*0.00*	*64,351.85*
	A118AA13 WIDEN EAST SIDE WALKWAYY TO 5 FEET *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Widen Side Walk		14.28	8.49	3.11	0.00	25.88
SUB-221/221	0.085 hrs/unit 128 TOTAL HRS	1,500.00 SF	21,419	12,731	4,665	0	38,815
	Install New Curb		15.81	7.19	2.45	0.00	25.44
SUB-221/221	0.072 hrs/unit 22 TOTAL HRS	300.00 LF	4,742	2,157	735	0	7,633
	Subtotal Direct Costs		26,160	14,888	5,400	0	46,448
	Subcontractor Markups		6,581	4,084	1,205	0	11,871
	Prime Contractor Markups		13,463	7,801	2,716	0	23,981
	TOTAL A118AA13 WIDEN EAST SIDE WALKWAYY TO 5 FEET	149 HRS	46,205	26,773	9,321	0	82,299
	1,500.00 SF	*Level Unit Cost-->*	*30.80*	*17.85*	*6.21*	*0.00*	*54.87*
	A118AA14 UPGRADE PARKING LOT TO MEET ADA *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Parking Lot Ada Signage		190.75	149.78	46.29	0.00	386.82
SUB-221/221	1.5 hrs/unit 6 TOTAL HRS	4.00 EA	763	599	185	0	1,547
	Subtotal Direct Costs		763	599	185	0	1,547
	Subcontractor Markups		192	164	41	0	398
	Prime Contractor Markups		393	314	93	0	800
	TOTAL A118AA14 UPGRADE PARKING LOT TO MEET ADA	6 HRS	1,348	1,077	320	0	2,745
	4.00 EA	*Level Unit Cost-->*	*336.91*	*269.35*	*79.90*	*0.00*	*686.16*
	A118AA15 REPAIR & RESURFACE EAST ROADWAY *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Repair & replace East roadway		10.14	3.79	1.92	0.00	15.85
SUB-221/221	0.038 hrs/unit 92 TOTAL HRS	2,430.00 SF	24,633	9,220	4,666	0	38,519
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		24,633	9,220	4,666	0	38,519
	Subcontractor Markups		6,197	2,529	1,041	0	9,768
	Prime Contractor Markups		12,677	4,832	2,347	0	19,856
	TOTAL A118AA15 REPAIR & RESURFACE EAST ROADWAY	92 HRS	43,508	16,581	8,053	0	68,142
	2,430.00 SF	*Level Unit Cost-->*	*17.90*	*6.82*	*3.31*	*0.00*	*28.04*
	A118AA16 SEWER LINE REPLACEMENT *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Sewer Line Replacement		68.67	33.44	24.46	0.00	126.57
SUB-151/151	0.35 hrs/unit 88 TOTAL HRS	250.00 LF	17,168	8,359	6,115	0	31,642
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Demo & Replace Building Slab		10.14	9.19	8.99	0.00	28.31
SUB-221/221	0.092 hrs/unit 92 TOTAL HRS	1,000.00 SF	10,137	9,186	8,990	0	28,313
	* LINE ITEM ASSEMBLY Factor:4.0000						
	Subtotal Direct Costs		27,305	17,546	15,105	0	59,955
	Subcontractor Markups		6,869	4,813	3,370	0	15,053
	Prime Contractor Markups		14,052	9,194	7,597	0	30,844
	TOTAL A118AA16 SEWER LINE REPLACEMENT	180 HRS	48,226	31,553	26,073	0	105,852
	250.00 LF	*Level Unit Cost-->*	*192.90*	*126.21*	*104.29*	*0.00*	*423.41*
	SUBTOTAL A118AA SITE IMPROVEMENTS		209,442	103,911	54,782	0	368,136
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A118AA SITE IMPROVEMENTS		369,925	186,868	94,559	0	651,353

CODE	DESCRIPTION / SUB/CREW	QTY	UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL

99.0% OF PROJECT PERFORMED BY SUBCONTRACTORS

105 DETAIL LINE ITEMS

Attachment I

CBRE VALUATION & ADVISORY SERVICES

APPRAISAL REPORT

11973 SAN VICENTE BOULEVARD
LOS ANGELES, CALIFORNIA 90049
CBRE FILE NO. CB24US054736-1

CLIENT: ALSTON & BIRD LLP

CBRE

VALUATION & ADVISORY SERVICES

CBRE

400 S. Hope St., #2500
Los Angeles, CA 90071

T 213-613-3658

www.cbre.com

Date of Report: July 15, 2024

Mr. Edward Casey, Partner
Alston & Bird LLP
350 South Grand Avenue, 51st Floor
Los Angeles, CA 90071
Phone: 213-576-1005
Email: Ed.Casey@alston.com

RE: Appraisal of: Barry Building
11973 San Vicente Boulevard
Los Angeles (Brentwood), CA 90040
CBRE, Inc. File No. CB24US054736-1

Dear Mr. Casey:

At your request and authorization, CBRE, Inc. has prepared a market value appraisal of the referenced property. Our analysis is presented in the following Appraisal Report. The subject property is a commercial site at 11973 San Vicente Boulevard, improved with a vacant but historical structure, known as the Barry Building.

The appraisal is based on the specific assumption that the existing building, due to its historic status, must be preserved. This in turn will require extensive and very expensive retrofit/renovation costs.

Based on the analysis contained in the following report, and the specific assumptions described and reported, the market value of the subject property is concluded as follows:

MARKET VALUE CONCLUSION

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Preservation of Barry Building	Fee Simple Estate	July 10, 2024	Zero

Compiled by CBRE

Reflecting the specific assumptions, the subject property has no (or potentially a negative) market value.

The legal rights appraised were the fee simple interest; the date of value was July 10, 2024. The intended use is to aid the Commission's consideration of approval of demolition of the subject; the intended user is Ed Casey, Partner, Alston & Bird, their client in this matter, and the Los Angeles Cultural Heritage Commission.

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The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. As a condition to being granted the status of an intended user, any intended user who has not entered into a written agreement with CBRE in connection with its use of our report agrees to be bound by the terms and conditions of the agreement between CBRE and the client who ordered the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to any non-intended users does not extend reliance to any such party, and CBRE will not be responsible for any unauthorized use of or reliance upon the report, its conclusions or contents (or any portion thereof).

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES

David A. Zoraster, MAI
Director
Lic. No. AG001735 (exp 5/16/2026)
Phone: 213.613.3658
Email: david.zoraster@cbre.com

David Warren
Senior Valuation Associate
Lic. No. 3012073 (exp 1/16/2026)
Phone: 213.613.3225
Email: david.warren@cbre.com

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Certification

We certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. David A Zoraster, MAI and David Warren have provided services, as appraisers, but not in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. The subject property was previously appraised in February 2024 (for estate purposes).
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.
9. Interior and exterior inspections of the property that is the subject of this report were performed by the appraisers in January 2024 for a prior assignment (an appraisal for estate purposes).
10. No one provided significant real property appraisal assistance to the persons signing this certification.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, David A Zoraster, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.

David A. Zoraster, MAI
Lic. No. AG001735 (exp 5/16/2026)

David Warren
Lic. No. 3012073 (exp 1/16/2026)

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Subject Photographs



Aerial View (boundaries are approximate)

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San Vicente frontage, looking east. Note landscaped median.



San Vicente frontage, looking west. Note chain link fencing along Barry Building frontage.



Street view (San Vicente) of Barry Building.



Barry Building, east side exterior and driveway easement.

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Barry Building, rear side.



Barry Building court yard. Note plywood over windows.



Barry Building courtyard.



Barry Building "soft" ground floor.

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Vacant commercial land adjacent west of Barry Building.



Barry Building rear surface parking.

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Executive Summary

Property Name	Barry Building
Location	11973 San Vicente Boulevard Los Angeles, Los Angeles County, CA 90049
Parcel Number(s)	4404-025-008
Client	Alston & Bird LLP
Highest and Best Use	
As If Vacant	Not Applicable
As Improved	Office Over Retail with Rear Parking
Property Rights Appraised	Fee Simple Estate
Date of Inspection	January 17, 2024
Estimated Exposure/Marketing Time	9 - 12 Months
Land Area	0.61 AC 26,700 SF
Improvements	14,284 SF gross (the 2-story Barry Building)
Zoning	C4-1VL

CONCLUDED MARKET VALUE

Appraisal Premise	Interest Appraised	Date of Value	Value
Preservation of Barry Building	Fee Simple Estate	July 10, 2024	Zero

Compiled by CBRE

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STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

Strengths/ Opportunities

- The subject Brentwood neighborhood of West Los Angeles is an upscale and prestigious area.

Weaknesses/ Threats

- Land use regulations and approvals in the area are time consuming and difficult.
- The site (11973 San Vicente) is improved with a vacated, vandalized, historic building with earthquake code, Americans with Disabilities (ADA) issues, and major additional costs.
- Building has been vacant and boarded up since 2017, with substantial physical deterioration and some vandalism.

MARKET VOLATILITY

We draw your attention to a combination of inflationary pressures (leading to higher interest rates) and recent failures/stress in banking systems which have significantly increased the potential for constrained credit markets, negative capital value movements and enhanced volatility in property markets over the short-to-medium term.

Experience has shown that consumer and investor behavior can quickly change during periods of such heightened volatility. Lending or investment decisions should reflect this heightened level of volatility and the potential for deteriorating market conditions.

It is important to note that the conclusions set out in this report are valid as at the valuation date only. Where appropriate, we recommend that the valuation is closely monitored, as we continue to track how markets respond to evolving events.

SPECIFIC ASSUMPTIONS

A specific assumption for this purpose is defined as "an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions." [1]

- This appraisal assumes that the existing building, due to its historic status, must be preserved. (To be determined by the Los Angeles City Cultural Heritage Commission.)
- The subject property was inspected for purposes of this appraisal approximately six months prior to the date of value. It is assumed – based on that inspection and interviews with the property manager – that it was essentially unchanged during that time period.
- Site (land) areas and dimensions were taken or calculated from L.A. County Assessor's Office Maps and Records. A land survey was requested but was not available.

[1] The Appraisal Foundation, *USPAP, 2024 Edition (Effective January 1, 2024)*

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- We have relied in part on engineering studies by Englekirk Structural Engineers; ADA access studies by Gruen Associates (ADA access requirements); and a Hill International cost study (dated June 26, 2024; a copy is contained in the Addenda). These result in an estimated direct cost to retrofit/renovate the subject Barry Building to meet seismic and Americans with Disabilities Act requirements of $17,100,000 (direct costs only, excluding legal, finance, developer's profit, and tenant improvements).

- The gross area of the Barry Building (14,284 sq. ft., plus 1,150 sq. ft. of balcony/walkway) was taken from the Hill International cost study, with indirect verification from the Englekirk study and our onsite inspection. (Note, L.A. County Assessor's Office public records show a considerably larger area, apparently erroneously including the interior courtyard.)

- Information on the Environmental Impact Report process and status, relative to demolition of the Barry Building, was based on interviews with Ed Casey, Partner, Alston & Bird, land use attorney representing the property owner.

- We have assumed that the retrofit/renovation costs would qualify for the full 20% income tax credit as "Qualified Rehabilitation Expenditures" under I.R.C. Treasury Regulations.

- The use of these specific assumptions significantly affected the assignment results.

HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purposes of analysis." [2]

- None noted

OWNERSHIP AND PROPERTY HISTORY

Title to the property is vested in 11993 San Vicente LLC. Related entities own neighboring sites.

The subject site is improved with a two-story office building. Known as the Barry Building, it was built in 1951 and contains approximately 15,434 square feet, including 1,150 sq. ft. of balcony/walkway. Its address is 11973 San Vicente (MB 4404-025-008).

The building is considered an example of mid-century modern commercial architecture. In 2007—apparently in order to delay its demolition and redevelopment of the site—it was listed as a Los Angeles City Historic Cultural Monument (#887). As a result, demolition of the building requires a full Environmental Impact Report (EIR), now complete (L.A. City ENV-2019-EIR). As of the date of value, the EIR required certification and then public hearings.

The building has been vacant and boarded up since 2017. In March of 2018 it was cited by L.A. City Department of Building and Safety with an Order to Comply under Ordinance 183893 for

[2] The Appraisal Foundation, *USPAP, 2024 Edition (Effective January 1, 2024)*

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its Soft Story design (weak seismic safety due to tuck under ground floor). It has suffered considerable vandalism and deterioration.

CBRE is unaware of any sales or other ownership transfers of the subject property within three years of the date of appraisal. Further, the property is not reportedly being offered for sale as of the current date.

EXPOSURE/MARKETING TIME

Current appraisal guidelines require an estimate of a reasonable time period in which the subject could be brought to market and sold. This reasonable time frame can either be examined historically or prospectively. In a historical analysis, this is referred to as exposure time. Exposure time always precedes the date of value, with the underlying premise being the time a property would have been on the market prior to the date of value, such that it would sell at its appraised value as of the date of value. On a prospective basis, the term marketing time is most often used. The exposure/marketing time is a function of price, time, and use. It is not an isolated estimate of time alone.

The complex issues required of development generally in the area and added complications of the mixed zoning and of the vacant historic building have been considered in our analysis.

We have therefore concluded to marketing and exposure times of: Nine to 12 months.

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Table of Contents

Certification i
Subject Photographs ii
Executive Summary vi
Table of Contents x
Scope of Work 1
Area Analysis 4
Neighborhood Analysis 9
Site Analysis 16
Improvement Description – Required Work/Status 18
Zoning 21
Tax and Assessment Data 22
Highest and Best Use 23
Sales Comparison Approach 25
Value Conclusion 26
Assumptions and Limiting Conditions 27

ADDENDA

A Hill International June 27, 2024 Cost Letter
B Qualifications

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Scope of Work

This Appraisal Report is intended to comply with the real property appraisal development and reporting requirements set forth under Standards Rule 1 and 2 of USPAP. The scope of the assignment relates to the extent and manner in which research is conducted, data is gathered, and analysis is applied.

INTENDED USE OF REPORT

The intended use is to aid the Commission's consideration of approval of demolition of the subject.

CLIENT

The client is Mr. Edward Casey, Partner; and his firm, Alston & Bird LLP.

INTENDED USER OF REPORT

This appraisal is to be used by Edward Casey, Partner, Alston & Bird, their client in this matter, and the Los Angeles Cultural Heritage Commission. No other user(s) may rely on our report unless as specifically indicated in this report.

> Intended users are those who an appraiser intends will use the appraisal or review report. In other words, appraisers acknowledge at the outset of the assignment that they are developing their expert opinions for the use of the intended users they identify. Although the client provides information about the parties who may be intended users, ultimately it is the appraiser who decides who they are. This is an important point to be clear about: The client does not tell the appraiser who the intended users will be. Rather, the client tells the appraiser who the client needs the report to be speaking to, and given that information, the appraiser identifies the intended user or users. It is important to identify intended users because an appraiser's primary responsibility regarding the use of the report's opinions and conclusions is to those users. Intended users are those parties to whom an appraiser is responsible for communicating the findings in a clear and understandable manner. They are the audience. [3]

RELIANCE LANGUAGE

Reliance on any reports produced by CBRE under this Agreement is extended solely to parties and entities expressly acknowledged in a signed writing by CBRE as Intended Users of the respective reports, provided that any conditions to such acknowledgement required by CBRE or hereunder have been satisfied. Parties or entities other than Intended Users who obtain a copy of the report or any portion thereof (including Client if it is not named as an Intended User), whether as a result of its direct dissemination or by any other means, may not rely upon any opinions or

[3] Appraisal Institute, *The Appraisal of Real Estate*, 15th ed. (Chicago: Appraisal Institute, 2020), 40.

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conclusions contained in the report or such portions thereof, and CBRE will not be responsible for any unpermitted use of the report, its conclusions or contents or have any liability in connection therewith.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to develop an opinion of the market value of the subject property, specifically assuming that the subject building must be preserved.

DEFINITION OF VALUE

The current economic definition of market value agreed upon by agencies that regulate federal financial institutions in the U.S. (and used herein) is as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. [4]

INTEREST APPRAISED

The value estimated represents Fee Simple Estate as defined below:

> *Fee Simple Estate* - Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat. [5]

Extent to Which the Property is Identified

The property is identified through the following sources:

- postal address
- assessor's records
- legal description

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[4] 12 CFR, Part 34, Subpart C-Appraisals, 34.42(h).

[5] Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed. (Chicago: Appraisal Institute, 2022), 73.

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Extent to Which the Property is Inspected

The appraisers inspected the interior and exterior of the subject, as well as its surrounding environs on January 17, 2024, approximately six months prior to the date of value. This inspection was considered adequate and is in part the basis for our findings. Note however, that the building is boarded up, limiting the interior inspection.

Type and Extent of the Data Researched

CBRE reviewed the following:

- applicable tax data
- zoning requirements
- flood zone status
- demographics
- multiple listing service
- comparable data
- the subject Environmental Impact Report and related studies
- CBRE interviewed the following:
    - Mr. Robert Harden, Property Manager
    - Mr. Ed Casey, Land Use Attorney
    - Mr. Kevin Brogan, Attorney

Type and Extent of Analysis Applied

CBRE, Inc. analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value. For vacant land, the sales comparison approach has been employed for this assignment.

STATEMENT OF COMPETENCY

The appraisers have the appropriate knowledge, education and experience to complete this assignment competently.

APPRAISAL METHODOLOGY

Methodology Used

We have used the sales comparison approach to value the subject building, assuming its preservation and renovation.

Cost estimates, provided primarily by Hill International, were used to estimate the costs that would be required to renovate the Barry Building to allow legal occupancy.

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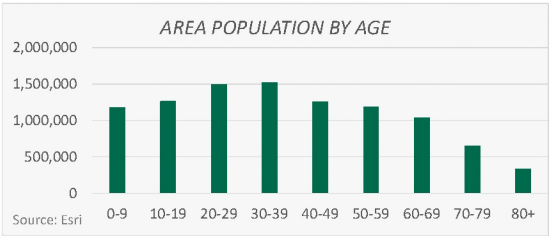
Area Analysis

The subject property is located in Los Angeles County which includes 88 cities and approximately 140 unincorporated areas and communities within a 4,084 square-mile area. The following map illustrates the County boundaries.

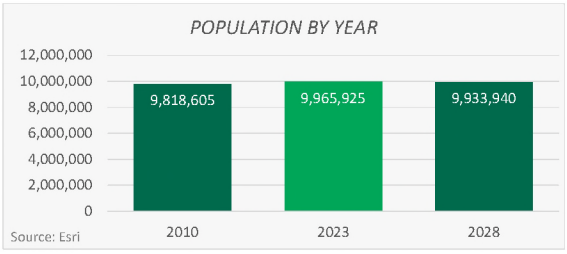


POPULATION

The area has a population of 9,965,925 and a median age of 37, with the largest population group in the 30-39 age range and the smallest population in 80+ age range.



Population has increased by 147,320 since 2010, reflecting an annual increase of 0.1%. Population is projected to decrease by 31,985 between 2023 and 2028, reflecting a 0.1% annual population decline.



Source: ESRI, downloaded on Dec, 14 2023

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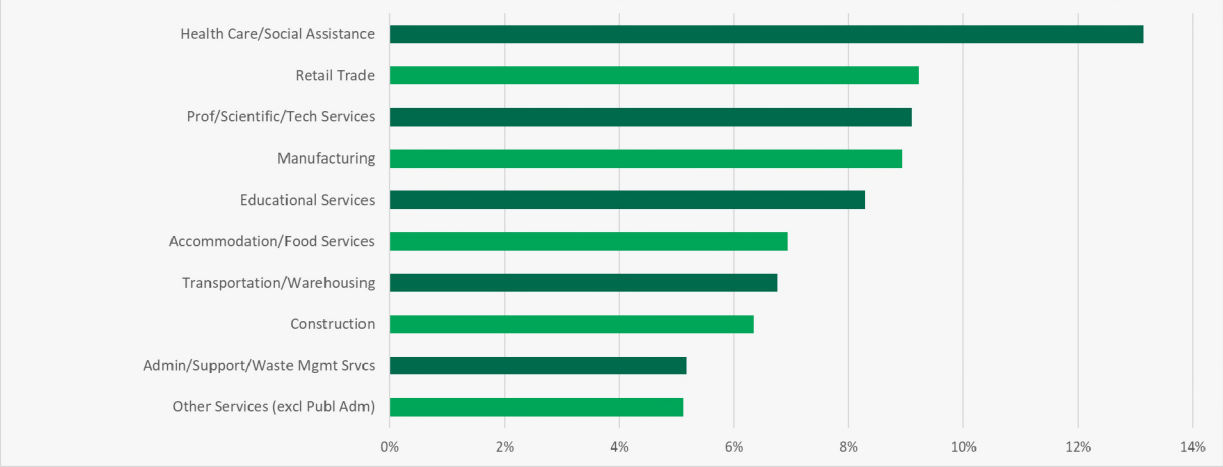
According to the County website, the 10 most populated cities are as follows:

TOP 10 POPULATED CITIES	
City	Population
Los Angeles	3,898,747
Long Beach	466,742
Santa Clarita	228,673
Glendale	196,543
Lancaster	173,576
Palmdale	169,450
Pomona	151,713
Torrance	147,067
Pasadena	138,699
Downey	114,355
Source: Los Angeles County	

EMPLOYMENT



The top three industries within the area are Health Care/Social Assistance, Retail Trade, and Prof/Scientific/Tech Services. The top 25 employers within Los Angeles County listed below are predominately in healthcare, education, entertainment, and government sectors.

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TOP 25 EMPLOYERS - LOS ANGELES COUNTY

Company	Industry	Employees
Los Angeles International Airport (LAX)	Airports	45,000
UCLA Health System	Physicians & Surgeons	35,543
UCLA Community Based Learning	Junior Colleges & Technical Institutes	30,000
University of California Los Angeles	Schools-Universities & Colleges Academic	27,489
National Institutes Of Health	Physicians & Surgeons	20,000
Los Angeles County Sheriff	Government Offices-County	20,000
Cedars-Sinai Medical Center	Hospitals	11,246
Vision X	Call Centers	10,000
Los Angeles Police Dept	Police Departments	9,000
Warner Brothers Studio	Television Program Producers	8,000
Deluxe Digital Media Management Inc.	Audio-Visual Consultants	8,000
Kaiser Permanente Los Angeles	Hospitals	6,061
Space Exploration Tech Corp	Aerospace Industries (Mfrs)	6,001
Walt Disney Co.	Water Parks	6,000
Paramount Special Events	Motion Picture Producers & Studios	6,000
Twentieth Century Fox	Motion Picture Producers & Studios	6,000
AHMC Healthcare Inc	Health Care Management	6,000
Sony Pictures Entertainment	Motion Picture Producers & Studios	6,000
Jet Propulsion Laboratory	Research Service	6,000
Radford Studio Center Inc	Government-Operators-Nonresidential Bldg	5,000
Six Flags Magic Mountain	Amusement & Theme Parks	5,000
Long Beach City Hall	Government Offices-City, Village & Twp	5,000
Northrop Grumman	Engineers	5,000
Longshore Dispatch	Nonclassified Establishments	5,000
Cedars-Sinai Medical Center	Medical Centers	5,000

Source: Fastreport Dimension

The following chart compares the unemployment rate for the County to that of the state and country.

AVERAGE ANNUAL UNEMPLOYMENT RATE

Year	Los Angeles County	State of California	U.S.
2013	7.7%	7.9%	9.8%
2014	6.8%	7.4%	8.2%
2015	5.8%	6.8%	6.7%
2016	5.2%	5.4%	5.3%
2017	4.6%	4.2%	4.8%
2018	3.9%	2.7%	4.6%
2019	3.4%	3.7%	4.5%
2020	6.8%	9.0%	12.3%
2021	3.9%	6.4%	8.9%
2022	2.9%	4.4%	4.9%
Oct 2023	5.8%	4.8%	3.8%

Source: U.S. Bureau of Labor Statistics

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EDUCATION

The State of California has over 750 colleges and universities and the county has 63, making Los Angeles a higher education destination. The five largest colleges/universities in Los Angeles County are shown in the table below.

FIVE LARGEST COLLEGES/UNIVERSITIES

Name	Student Population	Ranked Nationally	Annual Tuition
California State University Northridge	40,108	25	$5,742
East Los Angeles Community College	36,970	N/A	$1,238
California State University Long Beach	32,711	105	$6,904
University of California Los Angeles (UCLA)	32,423	15	$13,752
University of Southern California (USC)	20,699	28	$68,237

Source: US World News Report

Student housing has historically been provided by a limited number of on-campus resources and private owners in traditional multi-family projects. However, in recent years several new properties have been built in the USC area due to the increased demand and high rental rates, some averaging $1,500 per bed.

ENTERTAINMENT

Visitors come to Los Angeles for the abundance of activities, restaurants, and shopping, and for its diverse culture and fantastic weather.

Los Angeles is home to six professional sports teams who utilize various sports venues. The most notable and recently built Sofi Stadium hosts the Los Angeles Rams and Los Angeles Chargers football teams. It is a 70,240-seat sports and entertainment complex outside of Downtown Los Angeles, in the city of Inglewood. It was reported to have cost approximately $5.5 billion to build and added 3,000 non-construction jobs. It has been a boost to the local economy which was generally considered a low-income neighborhood.

Additional entertainment options include those in West Hollywood including the Kodak Theater, El Capitan Theater, Pantages Theater, the Roxy, and the Troubadour. Downtown Los Angeles includes notable museums, the Broad, Grammy Museum, and the Museum of Contemporary Art. The Disney Music Hall is not only a popular musical venue but an architecturally significant structure.

While downtown Los Angeles has increased its retail presence, high-end shopping is still found on Rodeo Drive in Beverly Hills with The Grove in West Los Angeles and the Americana in Glendale offering unique outdoor shopping experiences.

TRANSPORTATION

Los Angeles International Airport is one of the largest in the Country. Smaller airports in the area include the Bob Hope International Airport and commuter planes utilize Van Nuys Airport. Over

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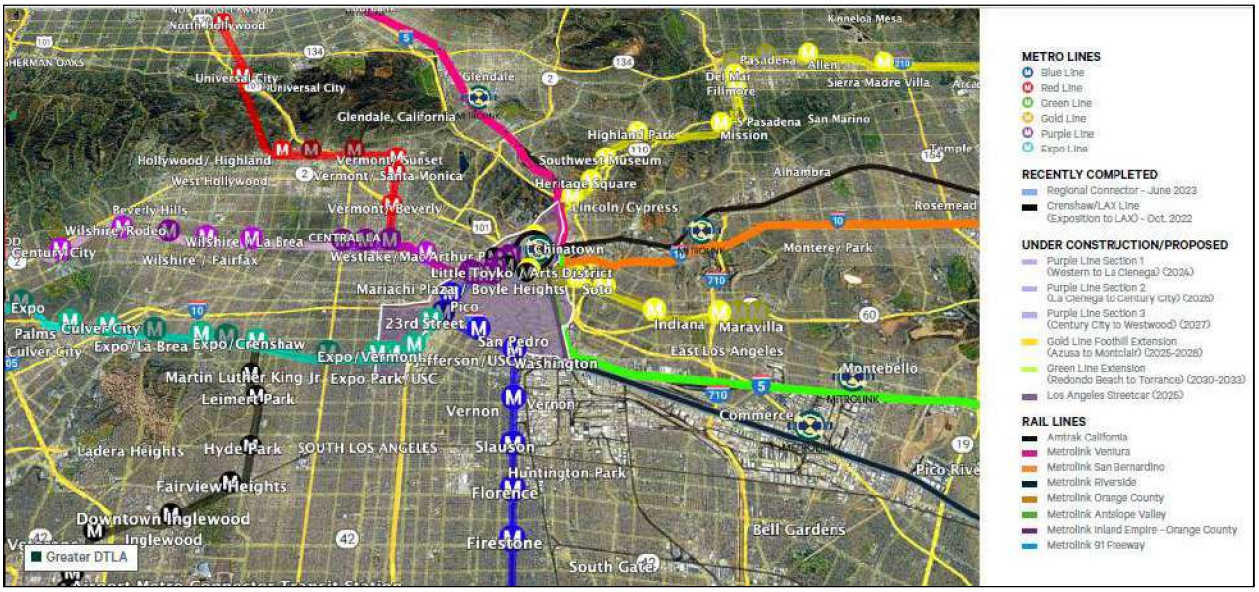
the past 20 years, a focus on providing public transportation options has led to several new passenger railways that expand to Downtown Los Angeles, the beach cities, and the valley areas.



CONCLUSION

Despite current conditions, Los Angeles County continues to be a significant economic landscape not only within California but the entire United States. Health care, a growing industry remains a strong economic force as well as the educational employment sector. Leisure and Hospitality have had the fastest growth rate largely due to the pandemic declines, but growth is expected to moderate in 2024. The cost of living is expected to negatively impact population growth as affordable housing continues to be an issue. On a positive note, according to the Los Angeles County Economic Development Corporation, the County and City of Los Angeles are undertaking efforts to attract and facilitate regional investment to transform the economy positively and equitably.

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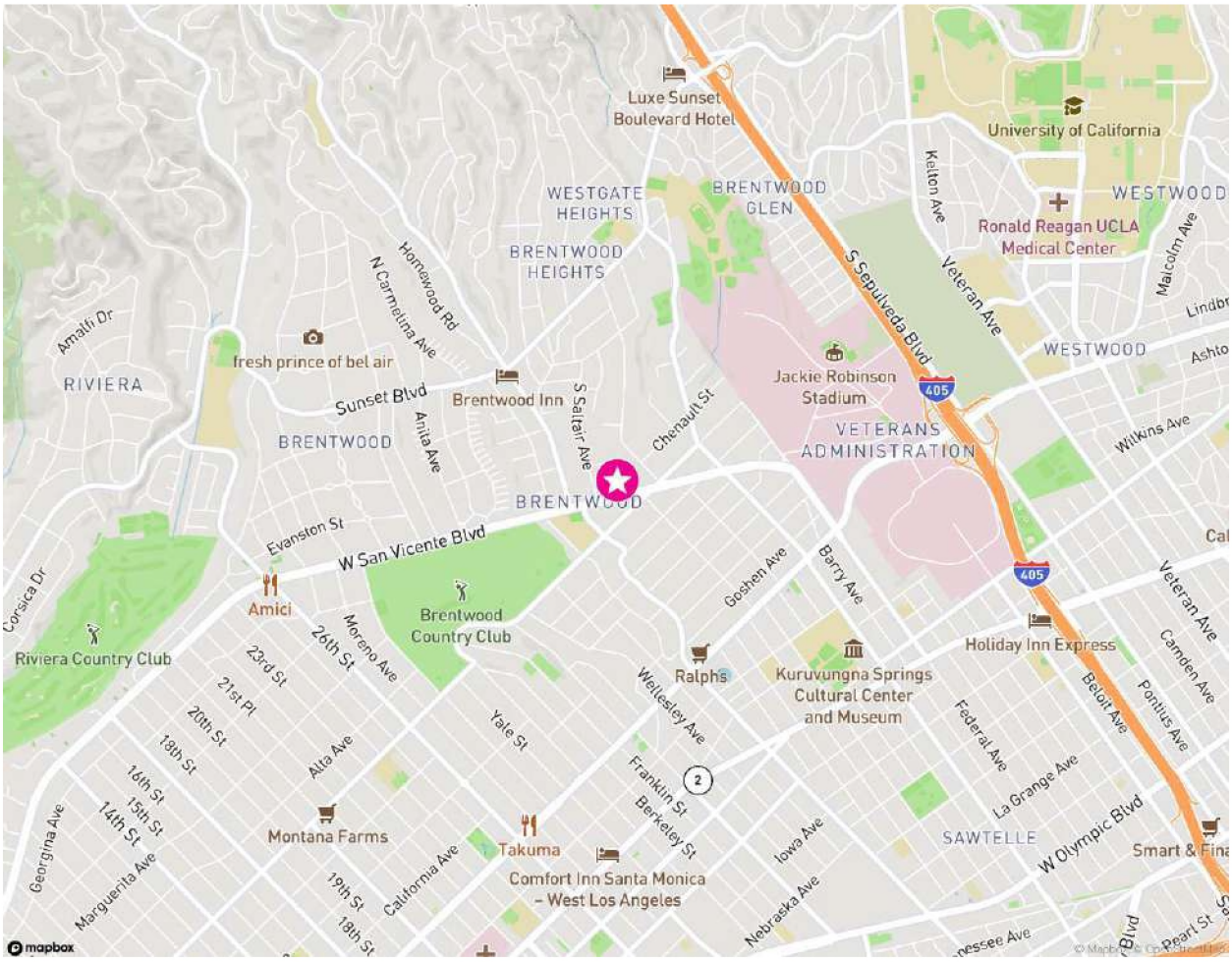
Neighborhood Analysis



COMMUNITY OF BRENTWOOD

The subject property is located in the western portion of the City of Los Angeles in the community of Brentwood. Neighborhood boundaries consist of the San Diego (405) Freeway to the east, the Santa Monica Mountains to the north, Wilshire Boulevard to the south, and 26th Street to the west. The surrounding neighborhoods consist of the city of Santa Monica (southwest), the community of Pacific Palisades (west) and the communities of Bel Air and Westwood (northeast and east).

The community of Brentwood is located three miles east of the Pacific Ocean. This location provides more favorable weather conditions than inland areas and has increased both the residential and commercial desirability of the area. The West Los Angeles area has good regional freeway access, which provides an additional benefit.

Land Use

Brentwood is primarily a high-end single family residential area. San Vicente Boulevard is a major east/west street through the subject neighborhood. Land use along San Vicente Boulevard

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consists of a high concentration of both retail-oriented uses and low- and mid-rise office buildings. The subject neighborhood is primarily built-out and there are few vacant in-fill sites available. The majority of properties in the subject market area are of older construction and in average to good condition.

Major developments in the area include the Brentwood Country Club (a block west of the subject), Riviera Country Club, Will Rogers State Historic Park, Saint John's Hospital (Santa Monica), and the Veterans Administration Center (three+ blocks east of the subject). The City of Santa Monica begins several blocks to the west, at 26th Street.

Transportation

The community of Brentwood has good regional access to all of Southern California through local and freeway arterials. The San Diego (405) Freeway is located approximately one mile east of the subject, and the Santa Monica (10) Freeway is located two miles south of the subject. In addition, Pacific Coast Highway is situated approximately three miles west of the subject. Access to the San Diego (405) Freeway is provided by San Vicente Boulevard and Wilshire Boulevard. Main north/south arterials include Barrington Avenue and Bundy Drive. Vehicle traffic in the area is heavy.

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MULTIFAMILY RESIDENTIAL MARKET

The following table summarizes historical and projected performance for the Brentwood/Westwood/Beverly Hills apartment submarket, as reported by Axiometrics.

BRENTWOOD/WESTWOOD/BEVERLY HILLS APARTMENT SUBMARKET							
Year Ending	Inventory (Units)	Completions (Units)	Occupied Stock (Units)	Occupancy	Effective Rent ($/Unit / Mo.)	Effective Rent Change	Net Absorption (Units)
2013	54,467	206	51,760	95.0%	$2,536	3.54%	-1,451
2014	54,883	434	53,121	96.8%	$2,893	4.09%	1,363
2015	54,896	39	53,128	96.8%	$3,018	3.55%	8
2016	55,156	260	52,961	96.0%	$3,054	4.55%	-171
2017	55,357	249	53,447	96.6%	$3,249	3.38%	487
2018	55,705	348	54,257	97.4%	$3,383	4.02%	811
2019	55,940	235	53,926	96.4%	$3,468	1.43%	-334
2020	55,940	0	51,101	91.4%	$3,172	-10.08%	-2,822
2021	56,153	213	53,963	96.1%	$3,747	7.37%	2,861
Q1 2022	56,553	400	54,461	96.3%	$3,800	0.93%	498
Q2 2022	56,601	48	54,592	96.5%	$3,541	2.15%	126
Q3 2022	56,601	0	53,714	94.9%	$3,780	1.86%	-880
Q4 2022	56,682	81	54,239	95.7%	$3,651	-0.10%	531
2022	56,682	529	54,239	95.7%	$3,651	6.74%	277
Q1 2023	56,694	12	53,814	94.9%	$3,665	0.35%	-421
Q2 2023	56,701	43	53,497	94.4%	$3,657	-0.05%	-321
Q3 2023	56,909	208	53,398	93.8%	$3,644	0.05%	-101
Q4 2023	56,939	30	54,138	95.1%	$3,618	-0.45%	746
2023	56,939	293	54,138	95.1%	$3,618	-0.10%	-101
2024*	57,659	720	55,007	95.4%	$3,634	0.40%	905
2025*	57,945	286	55,222	95.3%	$3,678	1.20%	189
2026*	58,152	207	55,303	95.1%	$3,758	2.20%	80
2027*	58,329	177	55,354	94.9%	$3,836	2.10%	52
2028*	58,476	147	55,494	94.9%	$3,942	2.80%	140

*Future Projected Data according to Axiometrics

Source: Axiometrics, 4th Quarter 2023

The Brentwood/Westwood/Beverly Hills submarket consists of approximately 56,939 residential units. Completions are projected to total 1,537 units over the next five years, representing approximately 2.7% of 2023 inventory. After negative net absorption and slightly negative rent growth in 2023, the submarket is forecast to experience positive net absorption and positive rent growth from 2024 to 2028.

The most current figures (Q1 through Q4, 2023) show slowing and then a decline in apartment rents. Broker interviews indicate a significant reduction in development land activity.

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DEMOGRAPHICS

Selected neighborhood demographics in 1-, 3- and 5-mile radius from the subject are shown in the following table:

SELECTED NEIGHBORHOOD DEMOGRAPHICS

11973 San Vicente Los Angeles, CA 90049	1 Mile Radius	3 Mile Radius	5 Mile Radius	Los Angeles County
Population				
2028 Total Population	35,185	236,665	478,108	9,933,940
2023 Total Population	34,879	235,232	474,677	9,965,925
2010 Total Population	31,975	221,326	456,364	9,818,605
2000 Total Population	31,034	209,240	440,678	9,519,048
Annual Growth 2023 - 2028	*0.17%*	*0.12%*	*0.14%*	*-0.06%*
Annual Growth 2010 - 2023	*0.67%*	*0.47%*	*0.30%*	*0.11%*
Annual Growth 2000 - 2010	*0.30%*	*0.56%*	*0.35%*	*0.31%*
Households				
2028 Total Households	18,318	106,762	219,596	3,453,233
2023 Total Households	18,031	105,268	216,145	3,427,635
2010 Total Households	16,828	102,912	211,730	3,241,204
2000 Total Households	17,155	99,435	207,272	3,133,696
Annual Growth 2023 - 2028	*0.32%*	*0.28%*	*0.32%*	*0.15%*
Annual Growth 2010 - 2023	*0.53%*	*0.17%*	*0.16%*	*0.43%*
Annual Growth 2000 - 2010	*-0.19%*	*0.34%*	*0.21%*	*0.34%*
Income				
2023 Median Household Income	$114,309	$111,602	$112,129	$81,362
2023 Average Household Income	$180,027	$176,110	$177,979	$120,981
2023 Per Capita Income	$92,669	$79,721	$81,526	$41,719
2023 Pop 25+ College Graduates	22,210	120,732	246,434	2,514,491
Age 25+ Percent College Graduates - 2023	78.3%	73.2%	71.4%	37.0%

Source: ESRI

As shown, population and household growth in the immediate area has been and is projected to be limited, but overall similar or somewhat superior to Los Angeles County as a whole. This reflects the generally built-up nature of both.

Conversely the subject neighborhood income and education levels are substantially superior to the County as a whole.

IMMEDIATE SURROUNDING AREA

The subject site is located on the northside of San Vicente Boulevard. The parcel adjacent north of the subject is used as surface parking and is under related ownership to the subject. Vacant residential land is located on the north side of the surface parking and is under related ownership to the subject. Further north are upscale single family residences, all in the Brentwood area of the City of Los Angeles.

San Vicente Boulevard is a scenic corridor, with a landscaped median and mature trees. South across San Vicente from the subject are a mix of low- and mid-rise office buildings and one- and

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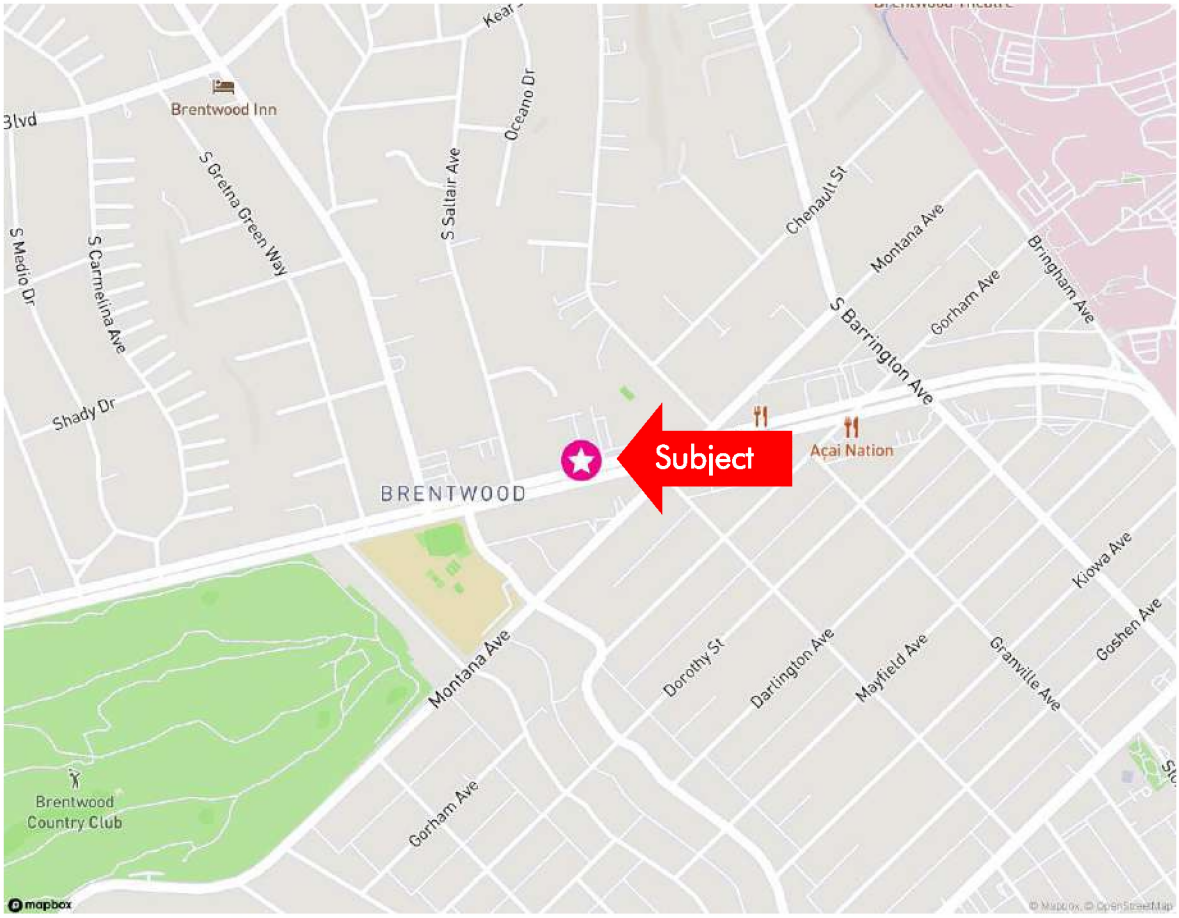
two-story retail and service buildings. Vacant land under related ownership to the subject is located adjacent west of the subject. Further west (at the northeast corner of San Vicente and Saltair Avenue) is a three-story office building.

Adjacent east of the subject is an older retail/service building.

The following map is provided to show the location of the subject and the immediate surrounding area.



San Vicente Boulevard at the subject site is a major divided roadway, heavily landscaped, crossing through West Los Angeles in a generally north-west/south-west direction.

Overall, surrounding uses are considered to be conforming.

CONCLUSION

The subject property is located in the West Los Angeles area, in the community of Brentwood. With its diverse residential and commercial base along with its close proximity to the Pacific Ocean and the UCLA campus, the West Los Angeles area is one of the most desirable areas in Los Angeles County. Based on present market conditions, lack of abundant vacant land, and the overall desirability of the area, property value in Brentwood is expected to retain its highly desirable reputation, establishing the benchmark for the remainder of the region.

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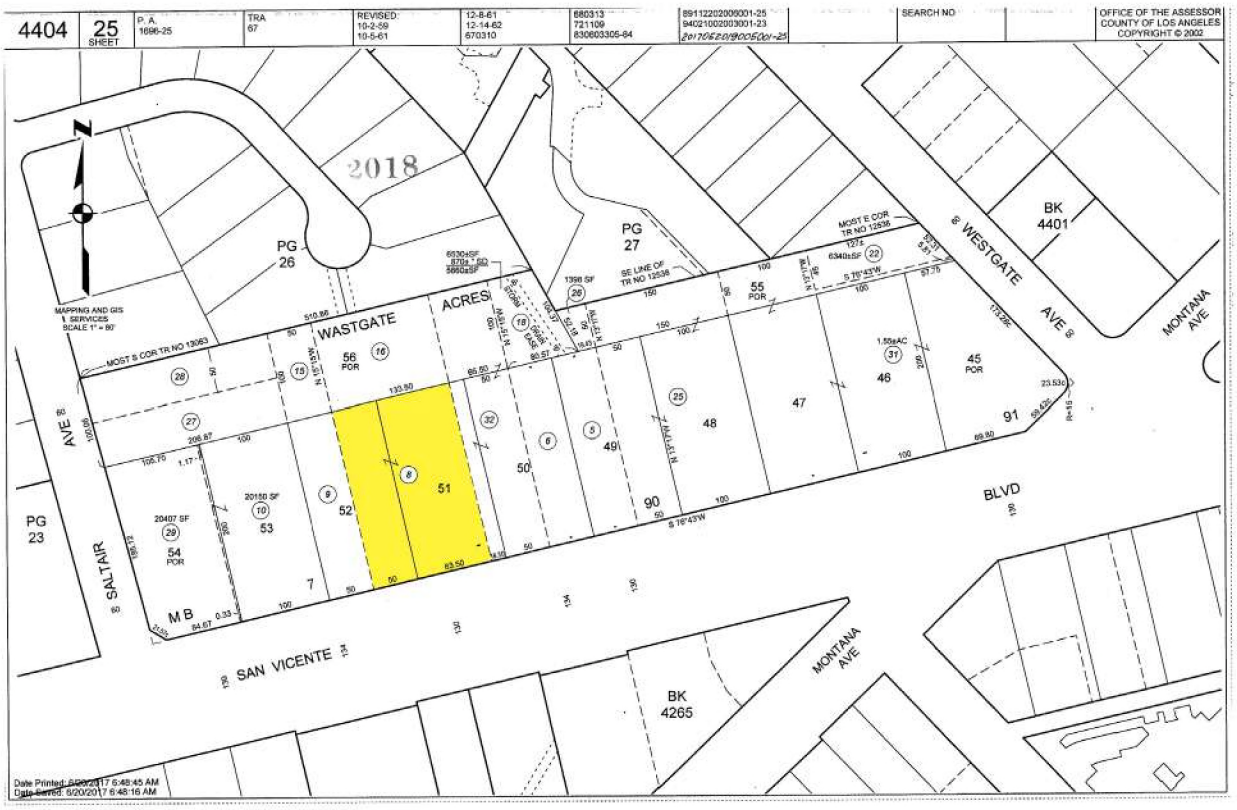
PLAT MAP



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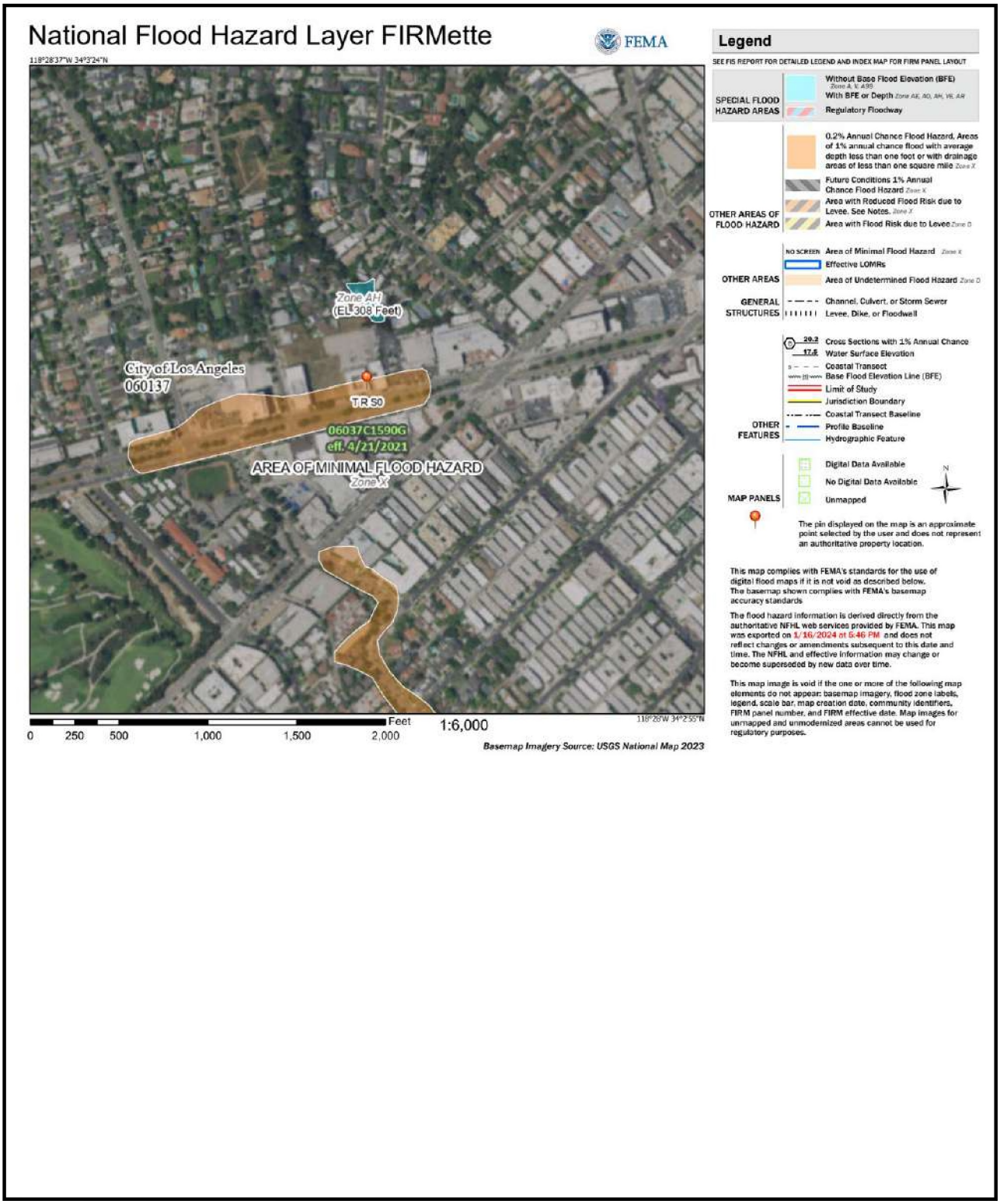
FLOOD PLAIN MAP



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Site Analysis

The following chart and narrative summarize the characteristics of the subject site.

SITE SUMMARY AND ANALYSIS - 11973 SAN VICENTE

Physical Description		
Gross Site Area	0.61 Acres	26,700 Sq. Ft.
Net Site Area	0.61 Acres	26,700 Sq. Ft.
Parcel Number(s)	MB 4404-025-008	
Zoning	C4-1VL	
Flood Map Panel No. & Date	06037C1590G	21-Apr-21
Flood Zone	Zone X (Shaded)	
Shape	Rectangular	
Frontage	133.5 Fr. Ft. (on San Vicente)	
Depth	200 Feet	

Comparative Analysis	**Rating**
Visibility	Good
Functional Utility	Average
Traffic Volume	-
Adequacy of Utilities	Adequate
Landscaping	-
Drainage	Adequate

Utilities	**Availability**
Water	Yes
Sewer	Yes
Natural Gas	Yes
Electricity	Yes
Mass Transit	No

Other	**Yes**	**No**	**Unknown**
Detrimental Easements			X
Encroachments			X
Deed Restrictions	X		
Reciprocal Parking Rights			X

Various sources compiled by CBRE

LOCATION

The subject site is on the north side of San Vicente Boulevard, east of Saltair Avenue.

TOPOGRAPHY

The site slopes slightly upward from San Vicente Street.

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INGRESS/EGRESS – STREETS

San Vicente Boulevard, at the subject, is an east/west street that has a dedicated width of 134 feet and is improved with two lanes of traffic in each direction separated by a center median. Street improvements include asphalt paving and concrete curbs, gutters and sidewalks, and street lighting. Street parking is permitted. The street median is landscaped, with mature trees.

The east side of the San Vicente frontage (11973 San Vicente) is a driveway shared with the abutting property to the east (11961 San Vicente). It is approximately 15 feet wide, based on a recorded "Agreement" (recorded June 18, 1970; doc. #2948). The legal description of this document is apparently in error.

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Improvement Description – Required Work/Status

The only significant improvements consist of the Barry Building, located at 11973 San Vicente Boulevard, on the subject site, with surface parking to the rear.

Size: Per Hill International, the building has a gross area of 15,434 square feet, including 1,150 square feet of balcony and walkway. The gross building area excluding the balcony and walkway is 14,284 square feet. The "leaseable" area is reported at 12,800 square feet.

Design and Layout: A two-story office over retail/service structure with overall dimensions of 100 by 107 feet, built around a 43 by 56 foot court yard, essentially dividing the building into four wings.

Exterior Walls: Stucco with flat windows, now boarded up.

Structural: Wood-frame on a four inch concrete slab at grade, with a flat roof structure.

The south wing ground floor is an open pedestrian passage way to the interior court yard. It has no bearing walls, resulting in the Soft Story Ordinance issues discussed below (required code work).

Mechanical: One restroom on each floor; central meter for electrical; ducted heat; window/wall air conditioning units (removed); stair access only to second floor.

Interior: All in poor condition. Considerable water damage from roof leaks. Wood floors. Painted plaster walls and ceiling.

History: Built in 1951, an example of commercial mid-century modern design. It was listed in 2007 as L.A. City Historic-Cultural Monument #887.

It has been vacant since 2017, with chain link fencing and plywood placed around it for security. Ongoing problems with break-ins and homeless squatters.

Other Improvements: The central courtyard has some remaining landscaping, and two design stairways. Interior access on the second floor is by walkways and covered balconies, totaling approximately 1,150 square feet.

Rear asphalt paving, in poor condition.

Required Code Work: Based on data provided by the law firm of Alston & Bird, attorneys for the property owner (letter dated April 20, 2023, subsequent interviews with Ed Casey, Esq.); together with studies by the City of Los Angeles Department of Building and Safety (inspection October 21, 2014); by Englekirk Structural Engineers (June 2021 to October 2022), Gruen Associates-Barry Building, ADA Upgrade Requirements (June 2021), and Hill International Cost Report Regarding Barry Building Renovation (June 26, 2024); our onsite inspection, and interviews with Mr. Harden, the

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site manager; the subject building has the following seismic and other code issues and costs:

1) It violates the L.A. City Soft Story Ordinance, specifically due to its open ground floor at its south wing.
2) The remaining wings are severely (190 to 650%) "over stressed", requiring major additional seismic work.
3) The building requires major Americans with Disabilities Act (ADA), including limits on the number and design of restrooms and the lack of elevators.
4) Additional code work is also required, as well as major mechanical, roof, interior and exterior repairs and replacements.
5) The cost for renovating the Barry Building is estimated at $17,100,000, per Hill International letter dated June 27, 2024. (This is the direct cost only, not including legal, finance, interior tenant improvements, or developer's profit.)

   As described, it would require very major costs to renovate, in the range of $1,197.14+ per square foot of gross area ($17,100,000 ÷ 14,284 sq. ft. gross), direct costs only.

Demo Permit EIR:

In 2019 an application to demolish the building was made by the owner, requiring an Environmental Impact Report (EIR). That report, citing the issues and costs described above, was completed in 2023, prior to the date of value. However certification of it, and public hearings remain.

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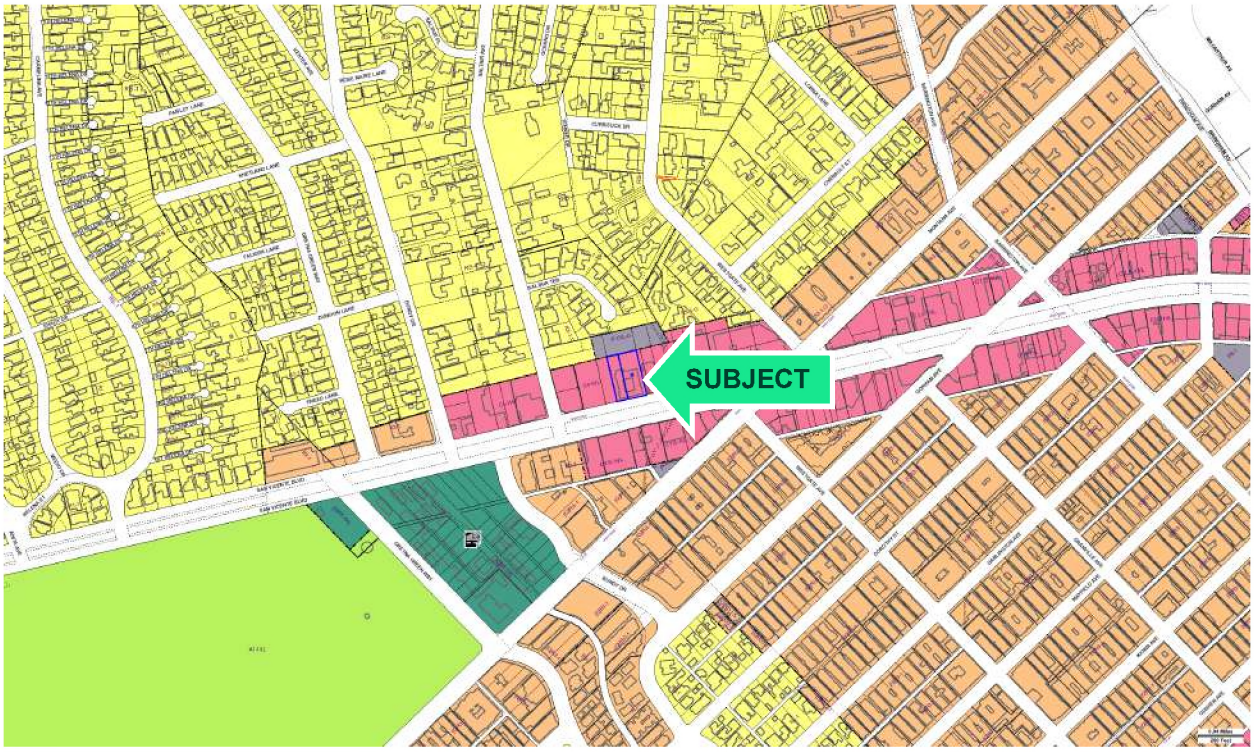
ZONING MAP



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Zoning

The following chart summarizes the subject's zoning requirements.

ZONING SUMMARY - 11973 SAN VICENTE	
Current Zoning	C4-1VL
Legally Conforming	Yes
Uses Permitted	Most retail, office, & commercial uses; multi-family residential to the R4 (1/400 Sq. Ft. land area) density.
Zoning Change	Not likely
Category	**Zoning Requirement**
Minimum Lot Size	Generally none
Minimum Lot Width	Generally none
Maximum Height	45 Feet; 3 story
Minimum Setbacks	Generally None
Maximum FAR/Density	1.50 : 1
Subject's Actual FAR	N/A
Subject's Actual Density	N/A
Parking Requirements	-
Subject's Actual Parking	N/A
Source: Planning & Zoning Dept.	

The general plan (Brentwood-Pacific Palisades) designation is Neighborhood Office Commercial. It is ineligible under the Transit Oriented Communities (TOC).

The site is also subject to the San Vicente Scenic Corridor Specific Plan, which requires streetscape design criteria to "…protect the pedestrian-scale and community-oriented commercial nature…" along the Boulevard (ENV-2019-EIR).

The "1VL" is a height district generally allowing a maximum building height of 45 feet or 3-story and a density (floor area ratio or FAR) of 1.5 to one.

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Tax and Assessment Data

In California, privately held real property is typically assessed at 100% of full cash value (which is interpreted to mean market value of the fee simple estate) as determined by the County Assessor. Generally, a reassessment occurs only when a property is sold (or transferred) or when new construction occurs (as differentiated from replacing existing construction). In the case of long-term ground leases, the general rule is that a reassessment is made at the time of assigning or terminating a lease where the remaining term is more than 35 years. For reassessment purposes, the lease term includes all options to extend. Assessments for properties that were acquired before the tax year 1975-1976 were stabilized as of the tax year 1975-1976. Property taxes are limited by state law to 1% of the assessed value plus voter-approved obligations and special assessments. If no sale (or transfer) occurs or no new building takes place, assessments may not increase by more than 2% annually.

The following table summarizes the actual subject 2023-2024 assessments.

AD VALOREM TAX INFORMATION

Assessor Parcel No.	Assessed Value	Property Taxes	Effective Tax Rate
MB 4404-025-008	$5,270,505	$65,276.49	1.2385%

Source: L.A. County Assessor's Office

The subject is located in Tax Rate Area 67, with a current real property tax rate of 1.199398%.

CONCLUSION

For purposes of this analysis, CBRE, Inc. assumes that all taxes are current. If the subject sold for the value estimate in this report, a reassessment at that value would most likely occur, with tax increases limited to two percent annually thereafter until the property is sold again. The consequences of this reassessment have been considered in the appropriate valuation sections.

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Highest and Best Use

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

legally permissible;
physically possible;
financially feasible; and
maximally productive.

The highest and best use analysis of the subject is discussed below.

AS VACANT

The "As Vacant" highest and best use analysis is excluded from consideration due to the specific assumption that the existing building must be preserved.

AS IMPROVED

The subject site is improved with the Barry Building, a vacant and very deteriorated building.

Required Costs

As described, it would require very major costs to retrofit/renovate, in the range of $1,197.14+ per square foot of gross area ($17,100,000 ÷ 14,284 square feet gross), direct costs only.

A portion of these costs may be offset by a 20% income tax credit for the rehabilitation of historic buildings. "Certified Historic Structures," as determined by the Secretary of the Interior, through the National Park Service, may be eligible for the credit. The 20% rehabilitation tax credit is equal to 20% of the amount spent on "qualified rehabilitation expenditures." For additional information the term "qualified rehabilitation expenditures" see I.R.C. § 47(c)(2), Treasury Regulation § 1.48-12(b) and (c). CBRE is not qualified to provide tax, legal or accounting advice, and it is recommended that the client/reader consult an accountant, tax attorney, or the Internal Revenue Service.

However, even with the potential 20% income tax credit, the direct project costs would be in the range of more than $957.71+ per square foot of gross area ($17,100,000 x 80% = $13,605,600 ÷ 14,284 square feet gross).

Additional Costs Not Shown

These direct costs do not include the additional indirect costs that would be incurred for legal, finance, developer's profit, and tenant improvements.

1) These required direct costs would almost certainly require some additional legal and administrative costs.
2) Required direct costs would either be financed, with additional interest costs; or would be paid for out of savings taken from other (profit or interest earning) investments.

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3) The developer doing this work—undertaking the economic risks of the project—requires some reward or profit.

4) The office market typically requires a landlord to provide interior buildout for floor cover, walls, ceiling, electric and mechanical specific to the tenant's requirements—costs not included in the Hill International cost study.

These indirect costs (excluding tenant improvements/interior buildout) typically are in the range of 10% to 20% of direct costs.

Highest and Best Use – As Improved

As shown in the following section, the rehabilitation costs, both with and without the possible tax credit, are substantially above the value of similar (but operating) low rise office buildings in the area.

Under the specific assumption that the existing building must be preserved, highest and best use "As Improved" is to abandon it.

Note, conversion to a residential or partial residential use would require essentially similar seismic, structural, and ADA access work and costs, with increased interior remodeling, plumbing, and mechanical work.

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Sales Comparison Approach

Assuming preservation and retrofit/renovation of the subject Barry Building, its value after retrofit/renovation would reflect the sales prices of similar low rise office buildings in the West Los Angeles market.

COMPARABLE OFFICE BUILDING SALES

	Address Name	Size (S.F.) Year Built/Renov.	Sale Date Doc. No.	Sales Price Price/S.F.
1)	11860 Wilshire Boulevard, Los Angeles, CA 90025	16,000 1963/2005	Feb. 23, 2024 24-119879, 119904, & 125238	$11,500,000 $718.75
2)	2136 Cotner Avenue, Los Angeles, CA 90025	7,000 1969	Feb. 16, 2024 24-104834	$3,625,000 $517.86
3)	1100 South Beverly Drive, Los Angeles, CA 90035	7,160 1952	Feb. 20, 2024 24-109367	$4,500,000 $628.49
4)	520 South Sepulveda Boulevard, Los Angeles, CA 90049	19,812 1970	Mar. 30, 2023 23-201478	$9,300,000 $469.41
5)	1554 South Sepulveda Boulevard, Los Angeles, CA 90025	19,600 1949/1986	Mar. 28, 2023 23-195008	$10,000,000 $510.20
6)	11440 San Vicente Boulevard, Brentwood, CA 90049	24,317 1972	Feb. 2, 2022 22-131010	$19,000,000 $781.35
7)	1630-1638 12th Street, Santa Monica, CA 90404	19,335 1955	Sept. 26, 2023 23-647492	$20,200,000 $1,044.74
8)	604 Arizona Avenue, Santa Monica, CA 90401	44,260 1950/2005	Aug. 25, 2023 23-567028	$32,500,000 $734.30
9)	1386-1388 Westwood Boulevard (Retail/Office) Los Angeles, CA 90024	7,530 1931	Sept. 8, 2023 23-59936	$3,900,000 $517.93
	SUBJECT 11973 San Vicente, Los Angeles (Brentwood), CA 90049	14,284 1951/2024*	D.O.V. July 10, 2024	Renovation Costs $17,100,000** $1,197.14+

Source: CBRE *Hypothetical after renovation **Estimated direct cost only

The comparable sales range in price per square foot from $469.41 to $1,044.74 per square foot, averaging $658.11 per square foot.

Comparable 4, at the low end of the range, is a larger four-story, multi-tenant office building located just east of the 405 Freeway and south of Montana Avenue, in Los Angeles. It requires some upward adjustment.

Comparable 7, at the high end of the range, is a one-story, single-tenant office building with a superior location in the City of Santa Monica. Comparable 1, the most recent sale (and the third highest), is a medical office building with a superior build-out compared to general office buildings. Both require downward adjustment.

The subject value, if retrofitted/renovated, would be towards the upper middle of the range, at $650 to $800 per square foot.

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Value Conclusion

In the sales comparison approach, the subject assuming required retrofit/renovation was compared to similar recently sold properties.

As described in the prior section, we found nine such sales, ranging in price per square foot from $469.41 to $1,044.74 per square foot, averaging $658.11 per square foot.

The cost to retrofit/renovate is estimated at $957.71, assuming the 20% rehabilitation tax credit is received, but excluding indirect costs (legal, finance, developer's profit, and tenant improvements).

Value Conclusion – Assuming Preservation

Under the specific assumption that the existing building must be preserved, and reflecting the costs required to retrofit/renovate it, the subject property has zero (or negative) value.

MARKET VALUE CONCLUSION

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Preservation of Barry Building	Fee Simple Estate	July 10, 2024	Zero

Compiled by CBRE

If all required costs were in fact incurred, the resulting value would be negative.

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Assumptions and Limiting Conditions

1. CBRE, Inc. through its appraiser (collectively, "CBRE") has inspected through reasonable observation the subject property. However, it is not possible or reasonably practicable to personally inspect conditions beneath the soil and the entire interior and exterior of the improvements on the subject property. Therefore, no representation is made as to such matters.
2. The report, including its conclusions and any portion of such report (the "Report"), is as of the date set forth in the letter of transmittal and based upon the information, market, economic, and property conditions and projected levels of operation existing as of such date. The dollar amount of any conclusion as to value in the Report is based upon the purchasing power of the U.S. Dollar on such date. The Report is subject to change as a result of fluctuations in any of the foregoing. CBRE has no obligation to revise the Report to reflect any such fluctuations or other events or conditions which occur subsequent to such date.
3. Unless otherwise expressly noted in the Report, CBRE has assumed that:
   (i) Title to the subject property is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE has not examined title records (including without limitation liens, encumbrances, easements, deed restrictions, and other conditions that may affect the title or use of the subject property) and makes no representations regarding title or its limitations on the use of the subject property. Insurance against financial loss that may arise out of defects in title should be sought from a qualified title insurance company.
   (ii) Existing improvements on the subject property conform to applicable local, state, and federal building codes and ordinances, are structurally sound and seismically safe, and have been built and repaired in a workmanlike manner according to standard practices; all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; and the roof and exterior are in good condition and free from intrusion by the elements. CBRE has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. CBRE appraisers are not engineers and are not qualified to judge matters of an engineering nature, and furthermore structural problems or building system problems may not be visible. It is expressly assumed that any purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems.
   (iii) Any proposed improvements, on or off-site, as well as any alterations or repairs considered will be completed in a workmanlike manner according to standard practices.
   (iv) Hazardous materials are not present on the subject property. CBRE is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater, mold, or other potentially hazardous materials may affect the value of the property.
   (v) No mineral deposit or subsurface rights of value exist with respect to the subject property, whether gas, liquid, or solid, and no air or development rights of value may be transferred. CBRE has not considered any rights associated with extraction or exploration of any resources, unless otherwise expressly noted in the Report.
   (vi) There are no contemplated public initiatives, governmental development controls, rent controls, or changes in the present zoning ordinances or regulations governing use, density, or shape that would significantly affect the value of the subject property.
   (vii) All required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be readily obtained or renewed for any use on which the Report is based.
   (viii) The subject property is managed and operated in a prudent and competent manner, neither inefficiently, nor super-efficiently.
   (ix) The subject property and its use, management, and operation are in full compliance with all applicable federal, state, and local regulations, laws, and restrictions, including without limitation environmental laws, seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, and licenses.
   (x) The subject property is in full compliance with the Americans with Disabilities Act (ADA). CBRE is not qualified to assess the subject property's compliance with the ADA, notwithstanding any discussion of possible readily achievable barrier removal construction items in the Report.

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(xi) All information regarding the areas and dimensions of the subject property furnished to CBRE are correct, and no encroachments exist. CBRE has neither undertaken any survey of the boundaries of the subject property, nor reviewed or confirmed the accuracy of any legal description of the subject property.

Unless otherwise expressly noted in the Report, no issues regarding the foregoing were brought to CBRE's attention, and CBRE has no knowledge of any such facts affecting the subject property. If any information inconsistent with any of the foregoing assumptions is discovered, such information could have a substantial negative impact on the Report and any conclusions stated therein. Accordingly, if any such information is subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. CBRE assumes no responsibility for any conditions regarding the foregoing, or for any expertise or knowledge required to discover them. Any user of the Report is urged to retain an expert in the applicable field(s) for information regarding such conditions.

4. CBRE has assumed that all documents, data and information furnished by or on behalf of the client, property owner or owner's representative are accurate and correct, unless otherwise expressly noted in the Report. Such data and information include, without limitation, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any error in any of the above could have a substantial impact on the Report and any conclusions stated therein. Accordingly, if any such errors are subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. The client and intended user should carefully review all assumptions, data, relevant calculations, and conclusions of the Report and should immediately notify CBRE of any questions or errors within 30 days after the date of delivery of the Report.
5. CBRE assumes no responsibility (including any obligation to procure the same) for any documents, data or information not provided to CBRE, including, without limitation, any termite inspection, survey or occupancy permit.
6. All furnishings, equipment and business operations have been disregarded with only real property being considered in the Report, except as otherwise expressly stated and typically considered part of real property.
7. Any cash flows included in the analysis are forecasts of estimated future operating characteristics based upon the information and assumptions contained within the Report. Any projections of income, expenses and economic conditions utilized in the Report, including such cash flows, should be considered as only estimates of the expectations of future income and expenses as of the date of the Report and not predictions of the future. This Report has been prepared in good faith, based on CBRE's current anecdotal and evidence-based views of the commercial real estate market. Although CBRE believes its views reflect market conditions on the date of this Report, they are subject to significant uncertainties and contingencies, many of which are beyond CBRE's control. In addition, many of CBRE's views are opinion and/or projections based on CBRE's subjective analyses of current market circumstances. Actual results are affected by a number of factors outside the control of CBRE, including without limitation fluctuating economic, market, and property conditions. Actual results may ultimately differ from these projections, and CBRE does not warrant any such projections. Further, other firms may have different opinions, projections and analyses, and actual market conditions in the future may cause CBRE's current views to later change or be incorrect. CBRE has no obligation to update its views herein if its opinions, projections, analyses or market circumstances later change.
8. The Report contains professional opinions and is expressly not intended to serve as any warranty, assurance or guarantee of any particular value of the subject property. Other appraisers may reach different conclusions as to the value of the subject property. Furthermore, market value is highly related to exposure time, promotion effort, terms, motivation, and conclusions surrounding the offering of the subject property. The Report is for the sole purpose of providing the intended user with CBRE's independent professional opinion of the value of the subject property as of the date of the Report. Accordingly, CBRE shall not be liable for any losses that arise from any investment or lending decisions based upon the Report that the client, intended user, or any buyer, seller, investor, or lending institution may undertake related to the subject property, and CBRE has not been compensated to assume any of these risks. Nothing contained in the Report shall be construed as any direct or indirect recommendation of CBRE to buy, sell, hold, or finance the subject property.
9. No opinion is expressed on matters which may require legal expertise or specialized investigation or knowledge including, but not limited to, environmental, social, and governance principles ("ESG"), beyond that customarily employed by real estate appraisers. Any user of the Report is advised to retain experts in areas that fall outside the scope of the real estate appraisal profession for such matters.

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10. CBRE assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
11. Acceptance or use of the Report constitutes full acceptance of these Assumptions and Limiting Conditions and any special assumptions set forth in the Report. It is the responsibility of the user of the Report to read in full, comprehend and thus become aware of all such assumptions and limiting conditions. CBRE assumes no responsibility for any situation arising out of the user's failure to become familiar with and understand the same.
12. The Report applies to the property as a whole only, and any pro ration or division of the title into fractional interests will invalidate such conclusions, unless the Report expressly assumes such pro ration or division of interests.
13. The allocations of the total value estimate in the Report between land and improvements apply only to the existing use of the subject property. The allocations of values for each of the land and improvements are not intended to be used with any other property or appraisal and are not valid for any such use.
14. The maps, plats, sketches, graphs, photographs, and exhibits included in this Report are for illustration purposes only and shall be utilized only to assist in visualizing matters discussed in the Report. No such items shall be removed, reproduced, or used apart from the Report.
15. The Report shall not be duplicated or provided to any unintended users in whole or in part without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Exempt from this restriction is duplication for the internal use of the intended user and its attorneys, accountants, or advisors for the sole benefit of the intended user. Also exempt from this restriction is transmission of the Report pursuant to any requirement of any court, governmental authority, or regulatory agency having jurisdiction over the intended user, provided that the Report and its contents shall not be published, in whole or in part, in any public document without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Finally, the Report shall not be made available to the public or otherwise used in any offering of the property or any security, as defined by applicable law. Any unintended user who may possess the Report is advised that it shall not rely upon the Report or its conclusions and that it should rely on its own appraisers, advisors and other consultants for any decision in connection with the subject property. CBRE shall have no liability or responsibility to any such unintended user.

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ADDENDA

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Addendum A

HILL INTERNATIONAL JUNE 27, 2024 COST LETTER

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Hill International

Hill International (Arizona) Inc.
2231 East Camelback Road
Suite 102
Phoenix, AZ 85016
Tel : 602-778-9888
www.hillintl.com
AZ Contractor's License Number
ROC 289497

June 27, 2024

Ms. Gina M. Angiolillo
Senior Associate
Alston & Bird
333 South Hope Street
Los Angeles, CA 90071

Subject: Barry Building – Opinion of Probable Cost

Dear Ms. Angiolillo,

I hope this letter finds you well. I am writing in response to your follow-up regarding the Barry Building project. We appreciate the opportunity to provide further insights to support your submission to the Cultural Heritage Commission. Below, I address the specific points you raised concerning the opinion of probable costs, based on current market conditions from our original analysis performed in November 2022.

Cost Increase in Rehabilitation Construction

Since our initial analysis in November 2022, the cost of construction for rehabilitating the Barry Building has indeed increased. From June 1, 2021, to June 26, 2024, the cost per square foot has risen from $777 to $1,108, representing a 42.5% increase. This escalation is primarily driven by higher labor costs, increased material prices, and rising transportation and disposal fees. The revised estimate for the rehabilitation now stands at $17.1 million, and we have attached the detailed reports (B-SYS "Estimate Summary Report," C-SYS "Assembly Category Report," and E-SYS "Estimate Detail Report") for your reference.

General Estimate for New Construction

For new commercial construction in Los Angeles, costs currently range from $970 to $1,270 per square foot. In the context of the proposed Annex, we project that costs could exceed $1,200 per square foot. This higher estimate considers the required access and roadway modifications, as well as the necessary replacement of the 70-year-old water main and storm drainage system. Thus, your pro forma estimate of $400 per square foot appears significantly underestimated based on current market conditions.

Conservative Estimate for Demolition Costs

The demolition of a portion of the Barry Building to accommodate the Annex presents some complexities. The targeted section is a CMU structure that supports the original building, necessitating additional structural work post-demolition to ensure stability. We estimate the demolition cost to be approximately $8.50 per square foot, with the added structural support to the original building projected at $135,000. This estimate errs on the conservative side, aligning with your request to mitigate potential negative impacts on land valuation.

We trust that this updated analysis will be valuable for your presentation to the Cultural Heritage Commission. Please feel free to reach out if you need further clarification or additional information.

Sincerely,

Louis Rivera

Mr. Louis Rivera
Sr. Director of Estimating
Hill International, Inc.

Enclosures:

B-SYS - Estimate Summary Report
C-SYS - Assembly Category Report
E-SYS - Estimate Detail Report

Addendum B

QUALIFICATIONS

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QUALIFICATIONS OF DAVID A. ZORASTER, MAI

Senior Vice President
CBRE
Valuation & Advisory Services
400 South Street, 25th Floor
Los Angeles, California 90071
Phone: (213) 613-3658

EDUCATION

University of California at Santa Barbara, Bachelor of Arts
Society of Governmental Appraisers, Seminars
American Society of Appraisers, Seminars
International Association of Assessment Officers, Seminars
Appraisal Institute, Seminars and Courses
American Society of Farm Managers and Rural Appraisers, Seminars
University of California at Los Angeles, Extension Courses

LICENSES/CERTIFICATIONS

- Member, Appraisal Institute (MAI)
- California Certified General Real Estate Appraiser, No. AG001735
- Advanced Appraiser for Property Tax Purposes, State Board of Equalization
- California Community College Instructor's Credential in Real Estate
- UCLA Extension Certificate in Real Estate

GUEST LECTURER AND AUTHOR

- Society of Governmental Appraisers
- The American Society of Appraisers
- The Trust Real Estate Bankers Group
- The Appraisal Journal, Appraisal Institute
- Society of Real Estate Appraisers
- CLE (Continuing Legal Education)
- International Assoc. of Assessment Officers
- Appraisal Institute, National Conference
- So. Calif. Chapter of the Appraisal Institute
- International Right of Way Association
- UCLA Extension
- ULI (Urban Land Institute)

EXPERT WITNESS

Los Angeles County Superior Court; Los Angeles County Assessment Appeals Board; San Francisco Assessment Appeals Board; United States Bankruptcy Court; United States Federal District Court; American Arbitration Association; Kern County Superior Court

EMPLOYMENT

CBRE Valuation and Advisory Services	2012 –
Los Angeles County Assessor's Office – Chief Deputy, Commercial & Investment Properties	2011
CB Richard Ellis, Inc. (Coldwell Banker) Valuation & Advisory Services	1978 – 2011
Los Angeles County Assessor's Office	1970 – 1978
Evening Instructor, Real Estate Appraisal – West Los Angeles Community College	1976 – 1978
Evening Instructor, Real Estate Economics – Glendale Community College	2009 – 2013

SIGNIFICANT ASSIGNMENTS

Pacific Design Center, West Hollywood
California Mart, Downtown Los Angeles
Broadway (The Bloc) Plaza, Arco Towers, Union Bank Plaza
Downtown Los Angeles Financial District
Seventh Street Produce Market, Downtown Los Angeles
New Chinatown, Los Angeles
Los Angeles Center Studios, Los Angeles
East Fifth Street Skid Row, Los Angeles
Million Dollar Theatre Building/Grand Central Market,
Downtown Los Angeles
Redondo Beach/King Harbor Rent Arbitration
Broad Museum, Museum of Contemporary Art (MOCA),
Colburn School, (ground leases) Bunker Hill
Patina Restaurant Group leaseholds,
Hollywood Bowl, Disney Concert Hall,
LACMA, Norton Simon
Hollywood Park/Santa Anita/Golden Gate Racetracks
Hauser & Wirth Art Gallery Rent Reset Arbitration,
Downtown Los Angeles, 2024
Marriott/Intercontinental Hotel and Marina, San Diego
Hollywood Palladium, Hollywood
Egyptian Theater, Hollywood
Los Angeles Times Mirror Square, Downtown Los Angeles
Chevron Corporate Headquarters, San Francisco
Los Angeles Flower Mart, Downtown Los Angeles
Los Angeles Union Station, Downtown Los Angeles
Federal Reserve Bank of San Francisco Headquarters, San Francisco
The Cornfield State Park Site, Los Angeles
The Shrine Auditorium, Los Angeles
Murdock Plaza (10900 Wilshire), Ground Rent Arbitrations, 2008 & 2018
Sony Pictures Plaza Lease Arbitration, Culver City, 2003 & 2008
Capitol Records, Hollywood, 2016 Lease Arbitration
Santa Monica Business Park Ground Rent Arbitration 2008; Mediation 2018
Paul Hastings, 515 S. Flower, Downtown LA, 1998 Lease Arbitration
Baker & Hostetler, 600 S. Grand, Downtown LA, 1995 Lease Arbitration
Neiman Marcus, 9700 Wilshire, Beverly Hills,
2019 Ground Lease Arbitration



VALUATION & ADVISORY SERVICES

David Warren

Senior Associate
T +1 213 613 3225
E David.Warren@cbre.com

Education

- Georgetown University, Washington, D.C., Bachelor of Arts, Economics and Government

Professional Experience

David Warren is a Senior Valuation Associate with CBRE Valuation & Advisory Services in Los Angeles. Since joining CBRE in 2017, Mr. Warren has provided significant appraisal assistance in the valuation of industrial, office, retail, multifamily, land, and mixed-use properties in Southern California. He is a graduate of Georgetown University, Washington, D.C., with an undergraduate degree in Economics and Government.

Professional Affiliation & Accreditations

- California Certified General Real Estate Appraiser

Appraisal Coursework

- Sales Comparison Approach, Site Valuation and Cost Approach, Laws and Regulations for California Appraisers, Elimination of Bias and Cultural Competency for Appraisers, Income Approach, Commercial Appraisal Review, Market Analysis Highest and Best Use, General Report Writing & Case Studies, Basic Appraisal Principles

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Valuation & Advisory Services
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CBRE

Enclosure 3

Hill, Kathleen

From: Casey, Ed
Sent: Wednesday, October 30, 2024 10:46 AM
To: Angiolillo, Gina
Subject: Fw: Barry Building
Attachments: BARRY BUILDING RETROFIT SCOPE COSTS 10_3_24_OSWELL R3.xlsx

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From: Casey, Ed
Sent: Wednesday, October 30, 2024 1:20:19 PM
To: Kenneth Fong (kenneth.fong@lacity.org) <kenneth.fong@lacity.org>
Subject: Barry Building

This e-mail concerns the economic feasibility of the preservation alternative studied in the EIR, particularly Alternative 2. We updated our prior cost analysis (provided in my July 15th letter to the CHC) to account for the California Historic Building Code. On the first page, the costs associated with the items that do not need to be performed because of the California Historic Building Code (refer to the third sheet in the spreadsheet for a listing of those items) equals $3,496,635. After reducing the prior cost estimate developed by our consultant by that figure and then accounting for the increase in construction costs due to the annual inflation rate of 6.8%, the updated cost figure is $15,438,389. (The work comprising that figure is provided in the second sheet of the spreadsheet.) That cost figure would still render the value of the property very close to zero, if not zero itself.

Finally, see below from for e-mail from our historic resource consultant confirming that the updated scope provided in the attached spreadsheet would comply with the Secretary's Standards of Rehabilitation as well as the California Historic Building Code.

(I believe this info has been provided to LADBS staff.)

Edward J. Casey, Partner
ALSTON & BIRD
350 South Grand Avenue
51st Floor
Los Angeles, CA 90071
+1 213 576 1005 (O)
+818 203 0499 (cell)
Ed.Casey@alston.com

From: John LoCascio <john@historicresourcesgroup.com>
Sent: Monday, October 14, 2024 12:47 PM
To: Casey, Ed <Ed.Casey@alston.com>
Subject: Barry Building Retrofit Scope

EXTERNAL SENDER – Proceed with caution

Dear Ed,

As you requested, I have reviewed the attached scope cost estimate for potential retrofit of the Barry Building. The scope of work as outlined in the estimate could, in general, comply with the Secretary of the Interior's Standards for Rehabilitation ("the Standards") and the California Historical Building Code ("CHBC"). Please note that this is a preliminary review of the general scope only; actual compliance with the Standards can only be determined by review of detailed project plans, and applicability of the CHBC can only be determined by the local Building Official on a case-by-case basis.

Please let me know if you have any questions.

Thank you.
John

John LoCascio, AIA
Principal Architect



Historic Resources Group
Celebrating 35 Years

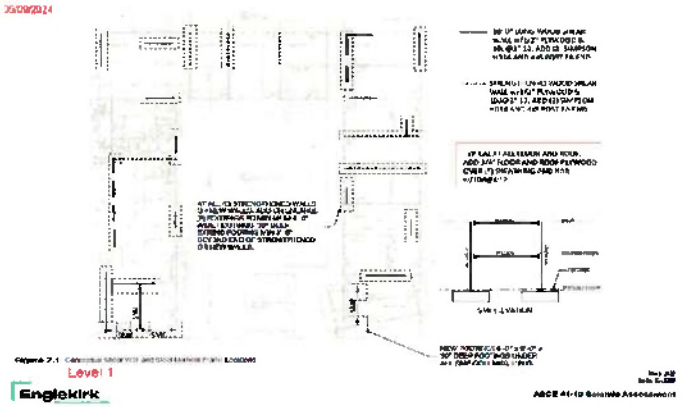
I am working remotely until further notice. The best way to reach me is by email or on my mobile.

Historic Resources Group
12 S. Fair Oaks Ave., Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400 x109, Mobile 818 399 8283
www.historicresourcesgroup.com
john@historicresourcesgroup.com

Attachment A

WBS CODE	DESCRIPTION	SF	UNIT	$/SF	LABOR	MATERIAL	EQUIP	OTHER COSTS	TOTAL	NOTES
	BARRY BUILDING TOTAL COSTS									
TOTAL COSTS (SUMMARY)		15,434	SQFT	$ 1,226.84	$5,789,897	$6,675,098	$1,586,331	$4,883,698	$18,935,024	Estimate Cost has Increased 6.8% Year over Year
Base Bid - STRUCTURAL (TAB 2)		15,434	SQFT	$ 1,000.28	$5,424,632	$5,489,414	$1,493,138	$3,031,205	$15,438,389	
Base Bid - ADA COSTS (TAB 3)		15,434	SQFT	$ 226.55	$365,265	$1,185,684	$93,193	$1,852,493	$3,496,635	

Basis of Estimate - 09/09/2024 **Engineer's Drawing**





WBS CODE DESCRIPTION	SF	UNIT	$/SF	LABOR	MATERIAL	EQUIP	OTHER COST	TOTAL	NOTES
BARRY BUILDING STRUCTURAL COSTS									
Base Bid - Structural Mods & Markups	**15,434**	**SQFT**	**$ 1,000.28**	**$5,424,632**	**$5,489,414**	**$1,493,138**	**$3,031,205**	**$15,438,389**	
Barry Building Mods	15,434	SQFT	$ 803.89	$5,424,632	$5,489,414	$1,493,138	$-	$12,407,184	
A1 STRUCTURAL	15,434	SQFT	$ 486.18	$3,532,630	$3,092,753	$878,349	$-	$7,503,732	
A111 STRUCTURAL	15,434	SQFT	$ 30.07	$ 219,707	$ 168,366	$ 76,062	$ -	$ 464,135	
A111 DEMO ROOF	15,434	SQFT	$ 5.12	$ 53,503	$ 11,619	$ 13,930		$79,052	
A111 NEW 3/4" PLYWOOD ROOF SHEATHING	15,434	SQFT	$ 9.46	$ 77,410	$ 43,999	$ 24,532		$145,941	
A111 NEW ROOF	15,434	SQFT	$ 15.49	$ 88,794	$ 112,748	$ 37,600		$239,142	
A111 2ND STORY FLOOR	15,434	SQFT	$ 19.01	$ 166,996	$ 87,998	$ 38,462	$ -	$ 293,456	
A111 DEMO FLOOR DECKING FLOOR COVERINGS	15,434	SQFT	$ 9.56	$ 89,586	$ 43,999	$ 13,930		$147,516	
A111 NEW 3/4" PLYWOOD FLOOR SHEATHING	15,434	SQFT	$ 9.46	$ 77,410	$ 43,999	$ 24,532		$145,941	
A111 NEW 2-STORY STEEL MOMENT FRAME	15,434	SQFT	$ 27.70	$ 133,473	$ 181,443	$ 112,678	$ -	$ 427,594	
A111 FOUNDATIONS	15,434	SQFT	$ 0.59	$ 2,929	$ 4,955	$ 1,164		$9,048	
A111 DEMO OF SOG AT ENTRY	15,434	SQFT	$ 3.26	$ 12,762	$ 14,323	$ 23,302		$50,387	
A111 SOG REPLACEMENT	15,434	SQFT	$ 2.61	$ 17,783	$ 17,419	$ 5,075		$40,277	
A111 DEMO STRUCTURE	15,434	SQFT	$ 5.67	$ 28,223	$ 19,522	$ 39,728		$87,473	
A111 W12x96 (8 EA TOTAL)	15,434	SQFT	$ 7.34	$ 26,014	$ 70,379	$ 16,958		$113,351	
A111 W14x132	15,434	SQFT	$ 5.49	$ 32,791	$ 30,634	$ 21,376		$84,801	
A111 RESTORE STRUCTURE @ ENTRY	15,434	SQFT	$ 2.74	$ 12,971	$ 24,211	$ 5,075		$42,257	
A111 2-STORY SHEAR WALL	15,434	SQFT	$ 134.09	$ 1,059,556	$ 795,481	$ 214,567	$ -	$ 2,069,604	
A111 SLAB DEMO	15,434	SQFT	$ 6.95	$ 27,183	$ 30,509	$ 49,634		$107,326	
A111 SHEAR WALL FOUNDATIONS	15,434	SQFT	$ 10.41	$ 51,989	$ 87,959	$ 20,664		$160,612	
A111 SOG REPLACEMENT	15,434	SQFT	$ 5.56	$ 37,878	$ 37,103	$ 10,809		$85,790	
A111 NEW 2-STORY SHEAR WALL	15,434	SQFT	$ 26.94	$ 117,814	$ 241,940	$ 56,068		$415,822	
A111 DRYWALL - FINISHES	15,434	SQFT	$ 23.41	$ 130,769	$ 206,264	$ 24,265		$361,298	
A111 WALL DEMO	15,434	SQFT	$ 60.82	$ 693,923	$ 191,706	$ 53,127		$938,756	
A111 STRENGTHEN EXISTING 2-STORY SHEAR WALL	15,434	SQFT	$ 24.01	$ 152,838	$ 181,636	$ 36,142	$ -	$ 370,616	
A111 STRENGTHEN EXISTING 2-STORY SHEAR WALL	15,434	SQFT	$ 7.48	$ 53,965	$ 46,219	$ 15,209		$115,393	
A111 WALL DEMO	15,434	SQFT	$ 5.66	$ 38,093	$ 39,548	$ 9,655		$87,296	
A111 DRYWALL - FINISHES	15,434	SQFT	$ 10.88	$ 60,780	$ 95,869	$ 11,278		$167,927	
A111 SHEAR WALL ON INT OF EXT WALL	15,434	SQFT	$ 26.80	$ 176,672	$ 192,909	$ 44,009	$ -	$ 413,590	
A111 NEW 2-STORY SHEAR WALL	15,434	SQFT	$ 10.79	$ 77,862	$ 86,686	$ 21,943		$166,491	
A111 WALL DEMO	15,434	SQFT	$ 8.16	$ 54,962	$ 57,062	$ 13,930		$125,954	
A111 DRYWALL - FINISHES	15,434	SQFT	$ 7.85	$ 43,848	$ 69,161	$ 8,136		$121,145	
A111 DEMO & RESTORE CEILINGS	15,434	SQFT	$ 33.80	$ 201,157	$ 272,770	$ 47,687	$ -	$ 521,614	
A111 CEILING DEMO	15,434	SQFT	$ 16.03	$ 94,029	$ 123,311	$ 30,104		$247,444	
A111 DRYWALL - FINISHES	15,434	SQFT	$ 17.76	$ 107,128	$ 149,459	$ 17,583		$274,170	All ceilings to be replaced to accommodate Fire Protection & HVAC
A111 MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTWORK	15,434	SQFT	$ 165.41	$ 1,307,842	$ 1,030,883	$ 214,165	$ -	$ 2,552,890	
A111 ELECTRICAL	15,434	SQFT	$ 33.88	$ 112,501	$ 380,333	$ 30,104		$522,938	Does not include Phone or IT upgrades
A111 FIRE ALARM	15,434	SQFT	$ 9.71	$ 90,540	$ 53,484	$ 5,861		$149,885	
A111 MECHANICAL	15,434	SQFT	$ 92.84	$ 978,208	$ 306,557	$ 148,149		$1,432,914	Includes 15 Ton Split system & Ductwork
A111 FIRE PROTECTION	15,434	SQFT	$ 28.97	$ 126,593	$ 290,509	$ 30,051		$447,153	Inlcudes Fire Main from Road with Backflow
A111 REPLACE PLATE DAMAGED BY MOISTURE & TERMITES 1ST FLOOR	15,434	SQFT	$ 25.26	$ 114,369	$ 181,267	$ 94,577	$ -	$ 390,233	
A111 DEMO REQUIRED TO REPLACE PLATE	15,434	SQFT	$ 8.99	$ 45,383	$ 32,810	$ 60,612		$138,805	
A111 REPLACE PLATE - STUDS - PLASTER	15,434	SQFT	$ 12.91	$ 62,032	$ 108,509	$ 28,787		$199,328	
A111 REINFORCE STUD - TOP PLATE CONNECTION	15,434	SQFT	$ 3.38	$ 6,974	$ 39,948	$ 5,178		$52,100	
A1 ACCESSIBLE PATH	15,434	SQFT	$ 33.13	$ 116,418	$ 324,977	$ 69,945	$ -	$ 511,340	
A112 COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS	15,434	SQFT	$ 33.13	$ 116,418	$ 324,977	$ 69,945	$ -	$ 511,340	
A112 AC OVERLAY - CO-PLANE	15,434	SQFT	$ 32.29	$ 112,743	$ 317,633	$ 68,035		$498,411	
A112 RESTRIPE - SIGNAGE	15,434	SQFT	$ 0.84	$ 3,675	$ 7,344	$ 1,910		$12,929	
A1 PLUMBING	15,434	SQFT	$ 15.97	$ 61,263	$ 147,114	$ 38,068	$ -	$ 246,445	
A113 UPGRADE THE MENS ROOM ON 1ST FLOOR TO COMPLIANCE	15,434	SQFT	$ 2.96	$ 10,780	$ 30,110	$ 4,810	$ -	$ 45,700	
A113 UPGRADE THE MENS ROOM ON 1ST FLOOR TO COMPLIANCE	15,434	SQFT	$ 2.96	$ 10,780	$ 30,110	$ 4,810		$45,700	
A113 UPGRADE WOMENS ROOM ON 2ND FLOOR TO COMPLIANCE	15,434	SQFT	$ 2.50	$ 9,116	$ 25,461	$ 4,067	$ -	$ 38,644	
A113 UPGRADE WOMENS ROOM ON 2ND FLOOR TO COMPLIANCE	15,434	SQFT	$ 2.50	$ 9,116	$ 25,461	$ 4,067		$38,644	
A113 WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW	15,434	SQFT	$ 0.47	$ 908	$ 5,968	$ 422	$ -	$ 7,298	
A113 WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	15,434	SQFT	$ 0.47	$ 908	$ 5,968	$ 422		$7,298	
A113 PLUMBING INFRASTRUCTURE	15,434	SQFT	$ 10.03	$ 40,459	$ 85,575	$ 28,769	$ -	$ 154,803	
A113 PLUMBING INFRASTRUCTURE	15,434	SQFT	$ 10.03	$ 40,459	$ 85,575	$ 28,769		$154,803	
A1 STAIRS AND BALCONY RAILING	15,434	SQFT	$ 5.55	$ 15,193	$ 68,750	$ 1,733	$ -	$ 85,676	
A114 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	15,434	SQFT	$ 0.49	$ 2,125	$ 4,852	$ 593	$ -	$ 7,570	
A114 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	15,434	SQFT	$ 0.49	$ 2,125	$ 4,852	$ 593		$7,570	
A114 ADD CONTRASTING STRIPE AT EACH RISER	15,434	SQFT	$ 3.65	$ 1,120	$ 55,061	$ 137	$ -	$ 56,318	
A114 ADD CONTRASTING STRIPE AT EACH RISER	15,434	SQFT	$ 3.65	$ 1,120	$ 55,061	$ 137		$56,318	
A114 REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	15,434	SQFT	$ 1.41	$ 11,948	$ 8,837	$ 1,003	$ -	$ 21,788	
A114 REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	15,434	SQFT	$ 1.41	$ 11,948	$ 8,837	$ 1,003		$21,788	Add Plexiglass behind Original Guardrails
A1 TENANT SPACE	15,434	SQFT	$ 103.58	$ 603,447	$ 865,532	$ 129,674	$ -	$ 1,598,653	
A116 MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	15,434	SQFT	$ 3.49	$ 21,007	$ 30,322	$ 2,568	$ -	$ 53,897	
A116 MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90DEGREES	15,434	SQFT	$ 3.49	$ 21,007	$ 30,322	$ 2,568		$53,897	
A116 PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	15,434	SQFT	$ 0.79	$ 1,867	$ 10,011	$ 320	$ -	$ 12,198	
A116 PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	15,434	SQFT	$ 0.79	$ 1,867	$ 10,011	$ 320		$12,198	
REPLACE DOOR HARDWARE	15,434	SQFT	$ 0.95	$ 3,484	$ 10,396	$ 829	$ -	$ 14,709	
DOOR HARDWARE	15,434	SQFT	$ 0.95	$ 3,484	$ 10,396	$ 829		$14,709	40 Each
A116 WINDOW REPLACEMENT	15,434	SQFT	$ 4.24	$ 19,237	$ 41,873	$ 4,303	$ -	$ 65,413	
A116 WINDOW REPLACEMENT + 29 OPENABLE WINDOWS	15,434	SQFT	$ 4.24	$ 19,237	$ 41,873	$ 4,303		$65,413	Renlace - 29 Windows/Frames with Cranks -
A116 REPLACE EXTERIOR WALL FINISHES	15,434	SQFT	$ 94.11	$ 557,852	$ 772,930	$ 121,654	$ -	$ 1,452,436	
A116 REPLACE EXTERIOR WALL FINISHES	62,928	SQFT	$ 23.08	$ 557,852	$ 772,930	$ 121,654		$1,452,436	Includes Reworking of Louvers South Elevation

A1 ABATEMENT	15,434	SQFT	$ 124.81	$ 943,877.00	$ 688,321.00	$ 294,156.00	$ -	$ 1,926,354		
A117 ABATEMENT	**15,434**	**SQFT**	**$ 124.81**	**$ 943,877**	**$ 688,321**	**$ 294,156**	**$ -**	**$ 1,926,354**		
A117 ABATEMENT - ASBESTOS	15,434	SQFT	$ 23.42	$ 144,115	$ 187,195	$ 30,104		$361,414		
A117 ABATEMENT - LEAD PAINT	15,434	SQFT	$ 16.36	$ 88,686	$ 133,711	$ 30,104		$252,501		
A117 ABATEMENT - ELECTRICAL WIRE	15,434	SQFT	$ 11.87	$ 60,972	$ 92,112	$ 30,104		$183,188		
A117 ABATEMENT - BLACK MOLD	15,434	SQFT	$ 45.47	$ 508,491		$ 193,343		$701,834		
A117 DUMP FEES	15,434	SQFT	$ 4.30	$ 66,419	$ -	$ -		$66,419		
A117 REMOVE PCB CONTAINING EQUIPMENT	15,434	SQFT	$ 23.39	$ 75,194	$ 275,303	$ 10,501		$360,998		
A1 SITE IMPROVEMENTS	15,434	SQFT	$ 34.66	$ 151,804	$ 301,967	$ 81,213	$ -	$ 534,984		
A118 SITE IMPROVEMENTS	**15,434**	**SQFT**	**$ 34.66**	**$ 151,804**	**$ 301,967**	**$ 81,213**	**$ -**	**$ 534,984**		
A118 DIVERT RAIN WATER TO STORM DRAIN	15,434	SQFT	$ 12.91	$ 67,787	$ 97,800	$ 33,672		$199,259		
A118 UPGRADE PARKING LOT DRAINAGE	15,434	SQFT	$ 12.51	$ 43,096	$ 132,839	$ 17,121		$193,056		
A118 UPGRADE PARKING LOT TO MEET ADA	15,434	SQFT	$ 0.18	$ 1,077	$ 1,348	$ 320		$2,745		
A118 REPAIR & RESURFACE EAST ROADWAY	15,434	SQFT	$ 2.21	$ 8,291	$ 21,754	$ 4,027		$34,072	1/2 Cost - Shared with Neighbor	
A118 SEWER LINE REPLACEMENT	15,434	SQFT	$ 6.86	$ 31,553	$ 48,226	$ 26,073		$105,852		
B1 OWNER'S COSTS	15,434	SQFT	$ 196.40	$ -	$ -	$ -	$ 3,031,205	$ 3,031,205		
B111 OWNER'S COST	**15,434**	SQFT	$ 196.40	$ -	$ -	$ -	**$ 3,031,205**	$ 3,031,205		
B111 DESIGN @7%	15,434	SQFT	$ 79.41				$ 1,225,634	$1,225,634		
B111 PERMITS @1%	15,434	SQFT	$ 17.02				$ 262,636	$262,636		
B111 CONSTRUCTION MANAGEMENT @3%	15,434	SQFT	$ 34.03				$ 525,272	$525,272		
B111 CONTINGENCY @ 15%	15,434	SQFT	$ 65.94				$ 1,017,663	$1,017,663		

WBS CODE	DESCRIPTION	SF	UNIT	$/SF	LABOR	MATERIAL	EQUIP	OTHER COSTS	TOTAL		NOTES
	BARRY BUILDING ADA COSTS										
Base Bid - ADA Costs		**15,434**	**SQFT**	**$ 226.55**	**$365,265**	**$1,185,684**	**$93,193**	**$1,852,493**	**$3,496,635**		
ADA COSTS		15,434	SQFT	$ 106.53	$365,265	$1,185,684	$93,193	$-	$1,644,142		
A1 ACCESSIBLE PATH		15,434	SQFT	$ 3.59	$ 12,398	$ 40,716	$ 2,267	$ -	$ 55,381		
A112 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION		**15,434**	**SQFT**	**$ 2.58**	**$ 7,455**	**$ 30,611**	**$ 1,712**	**$ -**	**$39,778**		
A112 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION		15,434	SQFT	$ 2.58	$ 7,455	$ 30,611	$ 1,712	$ -	$39,778	ADA	Doors that are Street side East elevation
A112 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		**15,434**	**SQFT**	**$ 0.26**	**$ 1,184**	**$ 2,657**	**$ 123**	**$ -**	**$3,964**		
A112 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		15,434	SQFT	$ 0.26	$ 1,184	$ 2,657	$ 123	$ -	$3,964	ADA	
A112 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP		**15,434**	**SQFT**	**$ 0.07**	**$ 601**	**$ 364**	**$ 103**	**$ -**	**$1,068**		
A112 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX		15,434	SQFT	$ 0.07	$ 601	$ 364	$ 103	$ -	$1,068	ADA	
A112 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT(36 SF)		**15,434**	**SQFT**	**$ 0.13**	**$ 592**	**$ 1,328**	**$ 62**	**$ -**	**$1,982**		
A112 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT(36 SF)		15,434	SQFT	$ 0.13	$ 592	$ 1,328	$ 62	$ -	$1,982	ADA	
A112 HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH		**15,434**	**SQFT**	**$ 0.56**	**$ 2,566**	**$ 5,756**	**$ 267**	**$ -**	**$8,589**		
A112 HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)		15,434	SQFT	$ 0.56	$ 2,566	$ 5,756	$ 267	$ -	$8,589	ADA	
A1 PLUMBING		15,434	SQFT	$ 4.02	$ 14,534	$ 41,074	$ 6,433		$ 62,041		
A113 ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR		**15,434**	**SQFT**	**$ 3.92**	**$ 14,268**	**$ 39,852**	**$ 6,366**	**$ -**	**$60,486**		
A113 ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR		15,434	SQFT	$ 3.92	$ 14,268	$ 39,852	$ 6,366		$60,486	ADA	
A113 ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR		**15,434**	**SQFT**	**$ 0.02**	**$ 79**	**$ 221**	**$ 35**	**$ -**	**$335**		
A113 ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR		15,434	SQFT	$ 0.02	$ 79	$ 221	$ 35		$335	ADA	Modifications Only
A113 CODE COMPLIANT SIGNS FOR RESTROOMS		**15,434**	**SQFT**	**$ 0.08**	**$ 187**	**$ 1,001**	**$ 32**	**$ -**	**$1,220**		
A113 CODE COMPLIANT SIGNS FOR RESTROOMS		15,434	SQFT	$ 0.08	$ 187	$ 1,001	$ 32		$1,220	ADA	
A1 STAIRS AND BALCONY RAILING		15,434	SQFT	$ 1.92	$ 8,744	$ 19,637	$ 1,232	$ -	$ 29,613		
A114 WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS		**15,434**	**SQFT**	**$ 1.92**	**$ 8,744**	**$ 19,637**	**$ 1,232**	**$ -**	**$29,613**		
A114 WALL MOUNTED HANDRAIL AT EA OF 4 STAIRSBETWEEN 2ND FLOOR LEVELS		15,434	SQFT	$ 1.92	$ 8,744	$ 19,637	$ 1,232	$ -	$29,613	ADA	
A1 VERTICAL TRANSPORTATION		15,434	SQFT	$ 74.96	$ 238,497	$ 875,003	$ 43,492		$ 1,156,992		
A115 DEVELOP VERTICAL TRANSPORTATION		**15,434**	**SQFT**	**$ 70.37**	**$ 222,557**	**$ 825,910**	**$ 37,666**	**$ -**	$1,086,133		
A115 ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS		15,434	SQFT	$ 70.37	$ 222,557	$ 825,910	$ 37,666		$1,086,133	ADA	
A115 ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR		**15,434**	**SQFT**	**$ 4.59**	**$ 15,940**	**$ 49,093**	**$ 5,826**	**$ -**	**$70,859**		
A115 ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR		15,434	SQFT	$ 4.59	$ 15,940	$ 49,093	$ 5,826		$70,859		
A1 TENANT SPACE		15,434	SQFT	$ 16.85	$ 65,437	$ 179,911	$ 14,661	$ -	$ 260,009		
A116 MODIFY LANDING TO NECESSARY DOORS		**15,434**	**SQFT**	**$ 1.94**	**$ 9,337**	**$ 17,616**	**$ 2,968**	**$ -**	$29,921		
A116 MODIFY LANDING TO NECESSARY DOORS		15,434	SQFT	$ 1.94	$ 9,337	$ 17,616	$ 2,968		$29,921	ADA	
A116 PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS		**15,434**	**SQFT**	**$ 2.88**	**$ 13,116**	**$ 29,456**	**$ 1,849**	**$ -**	**$44,421**		
A116 PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS		15,434	SQFT	$ 2.88	$ 13,116	$ 29,456	$ 1,849		$44,421	ADA	
A116 REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W		**15,434**	**SQFT**	**$ 9.98**	**$ 40,883**	**$ 103,961**	**$ 9,245**	**$ -**	**$154,089**		
A116 REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W		15,434	SQFT	$ 9.98	$ 40,883	$ 103,961	$ 9,245		$154,089	ADA	
A116 LEVER DOOR HANDLES		**15,434**	**SQFT**	**$ 2.05**	**$ 2,101**	**$ 28,878**	**$ 599**	**$ -**	**$31,578**		
A116 LEVER DOOR HANDLES		15,434	SQFT	$ 2.05	$ 2,101	$ 28,878	$ 599	$ -	$31,578	ADA	
A1 SITE IMPROVEMENTS		15,434	SQFT	$ 5.19	$ 25,655	$ 29,343	$ 25,108	$ -	$ 80,106		
A118 SITE IMPROVEMENTS		15,434	SQFT	$ 5.19	$ 25,655	$ 29,343	$ 25,108	$ -	$80,106		
A118 WIDEN EAST SIDE WALKWAY TO 5 FEET		15,434	SQFT	$ 5.19	$ 25,655	$ 29,343	$ 25,108	$ -	$80,106	ADA	
B1 OWNER'S COSTS		15,434	SQFT	$ 120.03	$ -	$ -	$ -	$ 1,852,493	$1,852,493		
B111 OWNER'S COST		15,434	SQFT	$ 120.03				$ 1,852,493	$1,852,493		
B111 DESIGN @7%		15,434	SQFT	$ 16.42				$ 253,439	$253,439		
B111 PERMITS @1%		15,434	SQFT	$ 3.52				$ 54,308	$54,308		
B111 CONSTRUCTION MANAGEMENT @3%		15,434	SQFT	$ 7.04				$ 108,617	$108,617		
B111 CONTINGENCY @ 15%		15,434	SQFT	$ 93.05				$ 1,436,129	$1,436,129		

Enclosure 4

Hill, Kathleen

From:	Casey, Ed
Sent:	Thursday, November 14, 2024 6:12 PM
To:	Jason McCrea
Cc:	Milenia Zasadzien (milena.zasadzien@lacity.org); Mindy Nguyen (mindy.nguyen@lacity.org); Angiolillo, Gina
Subject:	11973 San Vicente Blvd
Attachments:	Hill Opinion of Cost Letter 110624 LR R1.pdf; BARRY BUILDING RETROFIT SCOPE COSTS 10_3_24_OSWELL R3.xlsx; Email 11.14.24 rev.pdf; CB24US054736-2_11973 San Vicente, Los Angeles.pdf; Photographs of May 2024 Break In.pdf

On behalf of the applicant for the demolition permit for the building located at 11973 San Vicente Blvd, I am providing the following documents and reports:

1. A letter report dated November 2024 from Hill International that addresses the cost to rehabilitate the subject building accounting for the California Historic Building Code (CHBC). That letter is the first attached document and the spreadsheet referenced in the letter is the second attached document.
2. An email from the Historic Resources Group confirming that the analysis in the attached letter from Hill International is consistent with the CHBC. That email is the third attached document.
3. An updated valuation analysis from CBRE that accounts for the Hill International analysis provided in the attached letter report. That updated CBRE valuation study is the fourth attached document.
4. Photographs (fifth attached document) of a recent break-in at the subject building during the late night hours. (That break-in was reported to the police.)

Edward J. Casey, Partner
ALSTON & BIRD
350 South Grand Avenue
51st Floor
Los Angeles, CA 90071
+1 213 576 1005 (O)
+818 203 0499 (cell)
Ed.Casey@alston.com

Attachment A

November 6, 2024

Mr. Edward Casey
Partner, Alston & Bird
350 South Grand Avenue
Los Angeles, CA 90071

Subject: Barry Building – Opinion of Probable Retrofit Cost

Dear Mr. Casey,

I am sending you this letter to provide a summary of our updated analysis of the costs to perform seismic retrofit and other work on the Barry Building in Los Angeles. Our last analysis was reviewed in my letter to Alston & Bird dated June 27, 2024, and the enclosures to that letter. We updated our analysis to primarily address two issues. First, we updated for the inflationary increase in construction costs, which has been at an annualized rate of 6.8% during 2024.

Second, we excluded certain work that may not have to be carried out due to the provisions of the California Historic Building Code. For example, ADA work including Elevators, Railings, Plumbing, and pathways. The details of this excluded work are provided on the third sheet of the attached spreadsheet. The work that remains to be performed for the seismic retrofit and other necessary work is detailed on the second sheet of the attached spreadsheet.

General Estimate for New Construction

A summary of our updated analysis is provided on the first sheet of the attached spreadsheet. Our construction estimates for this project are in line with the costs for new commercial construction in Los Angeles, which currently range from $970 to $1,270 per square foot. In the context of the proposed Annex, we project that costs could be on the higher side due to, among other things, the required access and roadway modifications, and the necessary replacement of the 70-year-old water main and storm drainage system. In addition, the demolition of a portion of the Barry Building to accommodate the Annex presents some complexities. The targeted section is a concrete masonry unit structure that supports the original building, necessitating additional structural work post-demolition to ensure stability. We estimate the demolition cost to be approximately $8.50 per square foot, with the added structural support to the original building projected at $135,000. This estimate errs on the conservative side.

Based on the analysis and information provided in the attached spreadsheet, it is our opinion that the direct cost to carry out the structural work and associated construction tasks described in the first and second pages of the attached spreadsheet is $15,438,389 as of October 2024.

Please feel free to reach out if you need further clarification or additional information.

Sincerely,

Louis Rivera

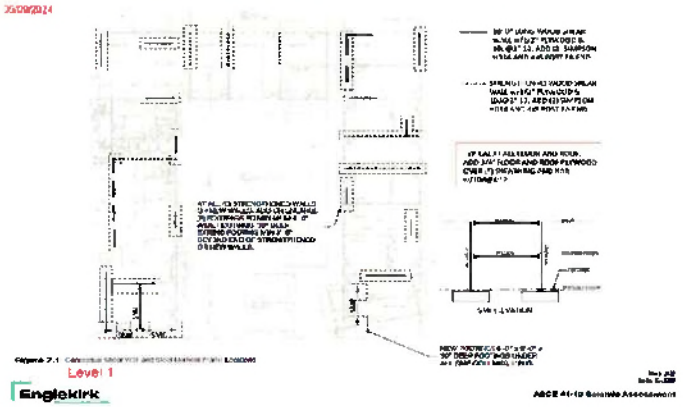
Mr. Louis Rivera
Sr. Director of Estimating
Hill International, Inc.

Enclosures:

Barry Building Retrofit Scope Costs 10_3_24 OSWELL R3

WBS CODE	DESCRIPTION	SF	UNIT	$/SF	LABOR	MATERIAL	EQUIP	OTHER COSTS	TOTAL	NOTES
	BARRY BUILDING TOTAL COSTS									
TOTAL COSTS (SUMMARY)		15,434	SQFT	$ 1,226.84	$5,789,897	$6,675,098	$1,586,331	$4,883,698	$18,935,024	Estimate Cost has Increased 6.8% Year over Year
Base Bid - STRUCTURAL (TAB 2)		15,434	SQFT	$ 1,000.28	$5,424,632	$5,489,414	$1,493,138	$3,031,205	$15,438,389	
Base Bid - ADA COSTS (TAB 3)		15,434	SQFT	$ 226.55	$365,265	$1,185,684	$93,193	$1,852,493	$3,496,635	

Basis of Estimate - 09/09/2024 **Engineer's Drawing**





WBS CODE DESCRIPTION	SF	UNIT	$/SF	LABOR	MATERIAL	EQUIP	OTHER COST	TOTAL	NOTES
BARRY BUILDING STRUCTURAL COSTS									
Base Bid - Structural Mods & Markups	**15,434**	**SQFT**	**$ 1,000.28**	**$5,424,632**	**$5,489,414**	**$1,493,138**	**$3,031,205**	**$15,438,389**	
Barry Building Mods	15,434	SQFT	$ 803.89	$5,424,632	$5,489,414	$1,493,138	$-	$12,407,184	
A1 STRUCTURAL	15,434	SQFT	$ 486.18	$3,532,630	$3,092,753	$878,349	$-	$7,503,732	
A111 STRUCTURAL	15,434	SQFT	$ 30.07	$ 219,707	$ 168,366	$ 76,062	$ -	$ 464,135	
A111 DEMO ROOF	15,434	SQFT	$ 5.12	$ 53,503	$ 11,619	$ 13,930		$79,052	
A111 NEW 3/4" PLYWOOD ROOF SHEATHING	15,434	SQFT	$ 9.46	$ 77,410	$ 43,999	$ 24,532		$145,941	
A111 NEW ROOF	15,434	SQFT	$ 15.49	$ 88,794	$ 112,748	$ 37,600		$239,142	
A111 2ND STORY FLOOR	15,434	SQFT	$ 19.01	$ 166,996	$ 87,998	$ 38,462	$ -	$ 293,456	
A111 DEMO FLOOR DECKING FLOOR COVERINGS	15,434	SQFT	$ 9.56	$ 89,586	$ 43,999	$ 13,930		$147,516	
A111 NEW 3/4" PLYWOOD FLOOR SHEATHING	15,434	SQFT	$ 9.46	$ 77,410	$ 43,999	$ 24,532		$145,941	
A111 NEW 2-STORY STEEL MOMENT FRAME	15,434	SQFT	$ 27.70	$ 133,473	$ 181,443	$ 112,678	$ -	$ 427,594	
A111 FOUNDATIONS	15,434	SQFT	$ 0.59	$ 2,929	$ 4,955	$ 1,164		$9,048	
A111 DEMO OF SOG AT ENTRY	15,434	SQFT	$ 3.26	$ 12,762	$ 14,323	$ 23,302		$50,387	
A111 SOG REPLACEMENT	15,434	SQFT	$ 2.61	$ 17,783	$ 17,419	$ 5,075		$40,277	
A111 DEMO STRUCTURE	15,434	SQFT	$ 5.67	$ 28,223	$ 19,522	$ 39,728		$87,473	
A111 W12x96 (8 EA TOTAL)	15,434	SQFT	$ 7.34	$ 26,014	$ 70,379	$ 16,958		$113,351	
A111 W14x132	15,434	SQFT	$ 5.49	$ 32,791	$ 30,634	$ 21,376		$84,801	
A111 RESTORE STRUCTURE @ ENTRY	15,434	SQFT	$ 2.74	$ 12,971	$ 24,211	$ 5,075		$42,257	
A111 2-STORY SHEAR WALL	15,434	SQFT	$ 134.09	$ 1,059,556	$ 795,481	$ 214,567	$ -	$ 2,069,604	
A111 SLAB DEMO	15,434	SQFT	$ 6.95	$ 27,183	$ 30,509	$ 49,634		$107,326	
A111 SHEAR WALL FOUNDATIONS	15,434	SQFT	$ 10.41	$ 51,989	$ 87,959	$ 20,664		$160,612	
A111 SOG REPLACEMENT	15,434	SQFT	$ 5.56	$ 37,878	$ 37,103	$ 10,809		$85,790	
A111 NEW 2-STORY SHEAR WALL	15,434	SQFT	$ 26.94	$ 117,814	$ 241,940	$ 56,068		$415,822	
A111 DRYWALL - FINISHES	15,434	SQFT	$ 23.41	$ 130,769	$ 206,264	$ 24,265		$361,298	
A111 WALL DEMO	15,434	SQFT	$ 60.82	$ 693,923	$ 191,706	$ 53,127		$938,756	
A111 STRENGTHEN EXISTING 2-STORY SHEAR WALL	15,434	SQFT	$ 24.01	$ 152,838	$ 181,636	$ 36,142	$ -	$ 370,616	
A111 STRENGTHEN EXISTING 2-STORY SHEAR WALL	15,434	SQFT	$ 7.48	$ 53,965	$ 46,219	$ 15,209		$115,393	
A111 WALL DEMO	15,434	SQFT	$ 5.66	$ 38,093	$ 39,548	$ 9,655		$87,296	
A111 DRYWALL - FINISHES	15,434	SQFT	$ 10.88	$ 60,780	$ 95,869	$ 11,278		$167,927	
A111 SHEAR WALL ON INT OF EXT WALL	15,434	SQFT	$ 26.80	$ 176,672	$ 192,909	$ 44,009	$ -	$ 413,590	
A111 NEW 2-STORY SHEAR WALL	15,434	SQFT	$ 10.79	$ 77,862	$ 86,686	$ 21,943		$166,491	
A111 WALL DEMO	15,434	SQFT	$ 8.16	$ 54,962	$ 57,062	$ 13,930		$125,954	
A111 DRYWALL - FINISHES	15,434	SQFT	$ 7.85	$ 43,848	$ 69,161	$ 8,136		$121,145	
A111 DEMO & RESTORE CEILINGS	15,434	SQFT	$ 33.80	$ 201,157	$ 272,770	$ 47,687	$ -	$ 521,614	
A111 CEILING DEMO	15,434	SQFT	$ 16.03	$ 94,029	$ 123,311	$ 30,104		$247,444	
A111 DRYWALL - FINISHES	15,434	SQFT	$ 17.76	$ 107,128	$ 149,459	$ 17,583		$274,170	All ceilings to be replaced to accommodate Fire Protection & HVAC
A111 MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTWORK	15,434	SQFT	$ 165.41	$ 1,307,842	$ 1,030,883	$ 214,165	$ -	$ 2,552,890	
A111 ELECTRICAL	15,434	SQFT	$ 33.88	$ 112,501	$ 380,333	$ 30,104		$522,938	Does not include Phone or IT upgrades
A111 FIRE ALARM	15,434	SQFT	$ 9.71	$ 90,540	$ 53,484	$ 5,861		$149,885	
A111 MECHANICAL	15,434	SQFT	$ 92.84	$ 978,208	$ 306,557	$ 148,149		$1,432,914	Includes 15 Ton Split system & Ductwork
A111 FIRE PROTECTION	15,434	SQFT	$ 28.97	$ 126,593	$ 290,509	$ 30,051		$447,153	Inlcudes Fire Main from Road with Backflow
A111 REPLACE PLATE DAMAGED BY MOISTURE & TERMITES 1ST FLOOR	15,434	SQFT	$ 25.26	$ 114,369	$ 181,267	$ 94,577	$ -	$ 390,233	
A111 DEMO REQUIRED TO REPLACE PLATE	15,434	SQFT	$ 8.99	$ 45,383	$ 32,810	$ 60,612		$138,805	
A111 REPLACE PLATE - STUDS - PLASTER	15,434	SQFT	$ 12.91	$ 62,032	$ 108,509	$ 28,787		$199,328	
A111 REINFORCE STUD - TOP PLATE CONNECTION	15,434	SQFT	$ 3.38	$ 6,974	$ 39,948	$ 5,178		$52,100	
A1 ACCESSIBLE PATH	15,434	SQFT	$ 33.13	$ 116,418	$ 324,977	$ 69,945	$ -	$ 511,340	
A112 COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS	15,434	SQFT	$ 33.13	$ 116,418	$ 324,977	$ 69,945	$ -	$ 511,340	
A112 AC OVERLAY - CO-PLANE	15,434	SQFT	$ 32.29	$ 112,743	$ 317,633	$ 68,035		$498,411	
A112 RESTRIPE - SIGNAGE	15,434	SQFT	$ 0.84	$ 3,675	$ 7,344	$ 1,910		$12,929	
A1 PLUMBING	15,434	SQFT	$ 15.97	$ 61,263	$ 147,114	$ 38,068	$ -	$ 246,445	
A113 UPGRADE THE MENS ROOM ON 1ST FLOOR TO COMPLIANCE	15,434	SQFT	$ 2.96	$ 10,780	$ 30,110	$ 4,810	$ -	$ 45,700	
A113 UPGRADE THE MENS ROOM ON 1ST FLOOR TO COMPLIANCE	15,434	SQFT	$ 2.96	$ 10,780	$ 30,110	$ 4,810		$45,700	
A113 UPGRADE WOMENS ROOM ON 2ND FLOOR TO COMPLIANCE	15,434	SQFT	$ 2.50	$ 9,116	$ 25,461	$ 4,067	$ -	$ 38,644	
A113 UPGRADE WOMENS ROOM ON 2ND FLOOR TO COMPLIANCE	15,434	SQFT	$ 2.50	$ 9,116	$ 25,461	$ 4,067		$38,644	
A113 WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW	15,434	SQFT	$ 0.47	$ 908	$ 5,968	$ 422	$ -	$ 7,298	
A113 WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	15,434	SQFT	$ 0.47	$ 908	$ 5,968	$ 422		$7,298	
A113 PLUMBING INFRASTRUCTURE	15,434	SQFT	$ 10.03	$ 40,459	$ 85,575	$ 28,769	$ -	$ 154,803	
A113 PLUMBING INFRASTRUCTURE	15,434	SQFT	$ 10.03	$ 40,459	$ 85,575	$ 28,769		$154,803	
A1 STAIRS AND BALCONY RAILING	15,434	SQFT	$ 5.55	$ 15,193	$ 68,750	$ 1,733	$ -	$ 85,676	
A114 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	15,434	SQFT	$ 0.49	$ 2,125	$ 4,852	$ 593	$ -	$ 7,570	
A114 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	15,434	SQFT	$ 0.49	$ 2,125	$ 4,852	$ 593		$7,570	
A114 ADD CONTRASTING STRIPE AT EACH RISER	15,434	SQFT	$ 3.65	$ 1,120	$ 55,061	$ 137	$ -	$ 56,318	
A114 ADD CONTRASTING STRIPE AT EACH RISER	15,434	SQFT	$ 3.65	$ 1,120	$ 55,061	$ 137		$56,318	
A114 REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	15,434	SQFT	$ 1.41	$ 11,948	$ 8,837	$ 1,003	$ -	$ 21,788	
A114 REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	15,434	SQFT	$ 1.41	$ 11,948	$ 8,837	$ 1,003		$21,788	Add Plexiglass behind Original Guardrails
A1 TENANT SPACE	15,434	SQFT	$ 103.58	$ 603,447	$ 865,532	$ 129,674	$ -	$ 1,598,653	
A116 MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	15,434	SQFT	$ 3.49	$ 21,007	$ 30,322	$ 2,568	$ -	$ 53,897	
A116 MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90DEGREES	15,434	SQFT	$ 3.49	$ 21,007	$ 30,322	$ 2,568		$53,897	
A116 PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	15,434	SQFT	$ 0.79	$ 1,867	$ 10,011	$ 320	$ -	$ 12,198	
A116 PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	15,434	SQFT	$ 0.79	$ 1,867	$ 10,011	$ 320		$12,198	
REPLACE DOOR HARDWARE	15,434	SQFT	$ 0.95	$ 3,484	$ 10,396	$ 829	$ -	$ 14,709	
DOOR HARDWARE	15,434	SQFT	$ 0.95	$ 3,484	$ 10,396	$ 829		$14,709	40 Each
A116 WINDOW REPLACEMENT	15,434	SQFT	$ 4.24	$ 19,237	$ 41,873	$ 4,303	$ -	$ 65,413	
A116 WINDOW REPLACEMENT + 29 OPENABLE WINDOWS	15,434	SQFT	$ 4.24	$ 19,237	$ 41,873	$ 4,303		$65,413	Renlace - 29 Windows/Frames with Cranks -
A116 REPLACE EXTERIOR WALL FINISHES	15,434	SQFT	$ 94.11	$ 557,852	$ 772,930	$ 121,654	$ -	$ 1,452,436	
A116 REPLACE EXTERIOR WALL FINISHES	62,928	SQFT	$ 23.08	$ 557,852	$ 772,930	$ 121,654		$1,452,436	Includes Reworking of Louvers South Elevation

A1 ABATEMENT	15,434	SQFT	$ 124.81	$ 943,877.00	$ 688,321.00	$ 294,156.00	$ -	$ 1,926,354		
A117 ABATEMENT	**15,434**	**SQFT**	**$ 124.81**	**$ 943,877**	**$ 688,321**	**$ 294,156**	**$ -**	**$ 1,926,354**		
A117 ABATEMENT - ASBESTOS	15,434	SQFT	$ 23.42	$ 144,115	$ 187,195	$ 30,104		$361,414		
A117 ABATEMENT - LEAD PAINT	15,434	SQFT	$ 16.36	$ 88,686	$ 133,711	$ 30,104		$252,501		
A117 ABATEMENT - ELECTRICAL WIRE	15,434	SQFT	$ 11.87	$ 60,972	$ 92,112	$ 30,104		$183,188		
A117 ABATEMENT - BLACK MOLD	15,434	SQFT	$ 45.47	$ 508,491		$ 193,343		$701,834		
A117 DUMP FEES	15,434	SQFT	$ 4.30	$ 66,419	$ -	$ -		$66,419		
A117 REMOVE PCB CONTAINING EQUIPMENT	15,434	SQFT	$ 23.39	$ 75,194	$ 275,303	$ 10,501		$360,998		
A1 SITE IMPROVEMENTS	15,434	SQFT	$ 34.66	$ 151,804	$ 301,967	$ 81,213	$ -	$ 534,984		
A118 SITE IMPROVEMENTS	**15,434**	**SQFT**	**$ 34.66**	**$ 151,804**	**$ 301,967**	**$ 81,213**	**$ -**	**$ 534,984**		
A118 DIVERT RAIN WATER TO STORM DRAIN	15,434	SQFT	$ 12.91	$ 67,787	$ 97,800	$ 33,672		$199,259		
A118 UPGRADE PARKING LOT DRAINAGE	15,434	SQFT	$ 12.51	$ 43,096	$ 132,839	$ 17,121		$193,056		
A118 UPGRADE PARKING LOT TO MEET ADA	15,434	SQFT	$ 0.18	$ 1,077	$ 1,348	$ 320		$2,745		
A118 REPAIR & RESURFACE EAST ROADWAY	15,434	SQFT	$ 2.21	$ 8,291	$ 21,754	$ 4,027		$34,072	1/2 Cost - Shared with Neighbor	
A118 SEWER LINE REPLACEMENT	15,434	SQFT	$ 6.86	$ 31,553	$ 48,226	$ 26,073		$105,852		
B1 OWNER'S COSTS	15,434	SQFT	$ 196.40	$ -	$ -	$ -	$ 3,031,205	$ 3,031,205		
B111 OWNER'S COST	**15,434**	SQFT	$ 196.40	$ -	$ -	$ -	**$ 3,031,205**	$ 3,031,205		
B111 DESIGN @7%	15,434	SQFT	$ 79.41				$ 1,225,634	$1,225,634		
B111 PERMITS @1%	15,434	SQFT	$ 17.02				$ 262,636	$262,636		
B111 CONSTRUCTION MANAGEMENT @3%	15,434	SQFT	$ 34.03				$ 525,272	$525,272		
B111 CONTINGENCY @ 15%	15,434	SQFT	$ 65.94				$ 1,017,663	$1,017,663		

WBS CODE	DESCRIPTION	SF	UNIT	$/SF	LABOR	MATERIAL	EQUIP	OTHER COSTS	TOTAL		NOTES
	BARRY BUILDING ADA COSTS										
Base Bid - ADA Costs		**15,434**	**SQFT**	**$ 226.55**	**$365,265**	**$1,185,684**	**$93,193**	**$1,852,493**	**$3,496,635**		
ADA COSTS		15,434	SQFT	$ 106.53	$365,265	$1,185,684	$93,193	$-	$1,644,142		
A1 ACCESSIBLE PATH		15,434	SQFT	$ 3.59	$ 12,398	$ 40,716	$ 2,267	$ -	$ 55,381		
A112 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION		**15,434**	**SQFT**	**$ 2.58**	**$ 7,455**	**$ 30,611**	**$ 1,712**	**$ -**	**$39,778**		
A112 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION		15,434	SQFT	$ 2.58	$ 7,455	$ 30,611	$ 1,712	$ -	$39,778	ADA	Doors that are Street side East elevation
A112 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		**15,434**	**SQFT**	**$ 0.26**	**$ 1,184**	**$ 2,657**	**$ 123**	**$ -**	**$3,964**		
A112 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		15,434	SQFT	$ 0.26	$ 1,184	$ 2,657	$ 123	$ -	$3,964	ADA	
A112 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP		**15,434**	**SQFT**	**$ 0.07**	**$ 601**	**$ 364**	**$ 103**	**$ -**	**$1,068**		
A112 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX		15,434	SQFT	$ 0.07	$ 601	$ 364	$ 103	$ -	$1,068	ADA	
A112 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT(36 SF)		**15,434**	**SQFT**	**$ 0.13**	**$ 592**	**$ 1,328**	**$ 62**	**$ -**	**$1,982**		
A112 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT(36 SF)		15,434	SQFT	$ 0.13	$ 592	$ 1,328	$ 62	$ -	$1,982	ADA	
A112 HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH		**15,434**	**SQFT**	**$ 0.56**	**$ 2,566**	**$ 5,756**	**$ 267**	**$ -**	**$8,589**		
A112 HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)		15,434	SQFT	$ 0.56	$ 2,566	$ 5,756	$ 267	$ -	$8,589	ADA	
A1 PLUMBING		15,434	SQFT	$ 4.02	$ 14,534	$ 41,074	$ 6,433		$ 62,041		
A113 ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR		**15,434**	**SQFT**	**$ 3.92**	**$ 14,268**	**$ 39,852**	**$ 6,366**	**$ -**	**$60,486**		
A113 ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR		15,434	SQFT	$ 3.92	$ 14,268	$ 39,852	$ 6,366		$60,486	ADA	
A113 ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR		**15,434**	**SQFT**	**$ 0.02**	**$ 79**	**$ 221**	**$ 35**	**$ -**	**$335**		
A113 ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR		15,434	SQFT	$ 0.02	$ 79	$ 221	$ 35		$335	ADA	Modifications Only
A113 CODE COMPLIANT SIGNS FOR RESTROOMS		**15,434**	**SQFT**	**$ 0.08**	**$ 187**	**$ 1,001**	**$ 32**	**$ -**	**$1,220**		
A113 CODE COMPLIANT SIGNS FOR RESTROOMS		15,434	SQFT	$ 0.08	$ 187	$ 1,001	$ 32		$1,220	ADA	
A1 STAIRS AND BALCONY RAILING		15,434	SQFT	$ 1.92	$ 8,744	$ 19,637	$ 1,232	$ -	$ 29,613		
A114 WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS		**15,434**	**SQFT**	**$ 1.92**	**$ 8,744**	**$ 19,637**	**$ 1,232**	**$ -**	**$29,613**		
A114 WALL MOUNTED HANDRAIL AT EA OF 4 STAIRSBETWEEN 2ND FLOOR LEVELS		15,434	SQFT	$ 1.92	$ 8,744	$ 19,637	$ 1,232	$ -	$29,613	ADA	
A1 VERTICAL TRANSPORTATION		15,434	SQFT	$ 74.96	$ 238,497	$ 875,003	$ 43,492		$ 1,156,992		
A115 DEVELOP VERTICAL TRANSPORTATION		**15,434**	**SQFT**	**$ 70.37**	**$ 222,557**	**$ 825,910**	**$ 37,666**	**$ -**	$1,086,133		
A115 ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS		15,434	SQFT	$ 70.37	$ 222,557	$ 825,910	$ 37,666		$1,086,133	ADA	
A115 ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR		**15,434**	**SQFT**	**$ 4.59**	**$ 15,940**	**$ 49,093**	**$ 5,826**	**$ -**	**$70,859**		
A115 ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR		15,434	SQFT	$ 4.59	$ 15,940	$ 49,093	$ 5,826		$70,859		
A1 TENANT SPACE		15,434	SQFT	$ 16.85	$ 65,437	$ 179,911	$ 14,661	$ -	$ 260,009		
A116 MODIFY LANDING TO NECESSARY DOORS		**15,434**	**SQFT**	**$ 1.94**	**$ 9,337**	**$ 17,616**	**$ 2,968**	**$ -**	$29,921		
A116 MODIFY LANDING TO NECESSARY DOORS		15,434	SQFT	$ 1.94	$ 9,337	$ 17,616	$ 2,968		$29,921	ADA	
A116 PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS		**15,434**	**SQFT**	**$ 2.88**	**$ 13,116**	**$ 29,456**	**$ 1,849**	**$ -**	**$44,421**		
A116 PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS		15,434	SQFT	$ 2.88	$ 13,116	$ 29,456	$ 1,849		$44,421	ADA	
A116 REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W		**15,434**	**SQFT**	**$ 9.98**	**$ 40,883**	**$ 103,961**	**$ 9,245**	**$ -**	**$154,089**		
A116 REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W		15,434	SQFT	$ 9.98	$ 40,883	$ 103,961	$ 9,245		$154,089	ADA	
A116 LEVER DOOR HANDLES		**15,434**	**SQFT**	**$ 2.05**	**$ 2,101**	**$ 28,878**	**$ 599**	**$ -**	**$31,578**		
A116 LEVER DOOR HANDLES		15,434	SQFT	$ 2.05	$ 2,101	$ 28,878	$ 599	$ -	$31,578	ADA	
A1 SITE IMPROVEMENTS		15,434	SQFT	$ 5.19	$ 25,655	$ 29,343	$ 25,108	$ -	$ 80,106		
A118 SITE IMPROVEMENTS		15,434	SQFT	$ 5.19	$ 25,655	$ 29,343	$ 25,108	$ -	$80,106		
A118 WIDEN EAST SIDE WALKWAY TO 5 FEET		15,434	SQFT	$ 5.19	$ 25,655	$ 29,343	$ 25,108	$ -	$80,106	ADA	
B1 OWNER'S COSTS		15,434	SQFT	$ 120.03	$ -	$ -	$ -	$ 1,852,493	$1,852,493		
B111 OWNER'S COST		15,434	SQFT	$ 120.03				$ 1,852,493	$1,852,493		
B111 DESIGN @7%		15,434	SQFT	$ 16.42				$ 253,439	$253,439		
B111 PERMITS @1%		15,434	SQFT	$ 3.52				$ 54,308	$54,308		
B111 CONSTRUCTION MANAGEMENT @3%		15,434	SQFT	$ 7.04				$ 108,617	$108,617		
B111 CONTINGENCY @ 15%		15,434	SQFT	$ 93.05				$ 1,436,129	$1,436,129		

Attachment B

From: John LoCascio <john@historicresourcesgroup.com>
Sent: Monday, October 14, 2024 12:46:49 PM
To: Casey, Ed <Ed.Casey@alston.com>
Subject: Barry Building Retrofit Scope

EXTERNAL SENDER – Proceed with caution

Dear Ed,

As you requested, I have reviewed the attached scope cost estimate for potential retrofit of the Barry Building. The scope of work as outlined in the estimate could, in general, comply with the Secretary of the Interior's Standards for Rehabilitation ("the Standards") and the California Historical Building Code ("CHBC"). Please note that this is a preliminary review of the general scope only; actual compliance with the Standards can only be determined by review of detailed project plans, and applicability of the CHBC can only be determined by the local Building Official on a case-by-case basis.

Please let me know if you have any questions.

Thank you.
John

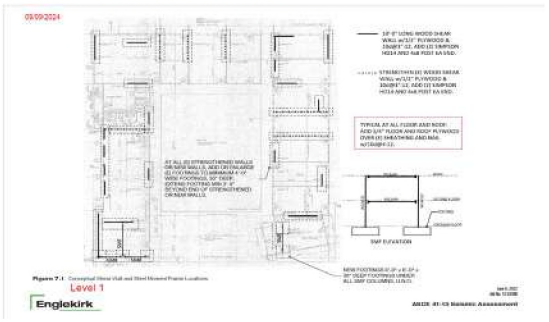
John LoCascio, AIA
Principal Architect
Historic Resources Group
Celebrating 35 Years

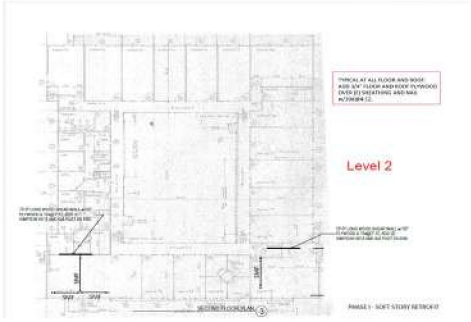
I am working remotely until further notice. The best way to reach me is by email or on my mobile.

Historic Resources Group
12 S. Fair Oaks Ave., Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400 x109, Mobile 818 399 8283
www.historicresourcesgroup.com
john@historicresourcesgroup.com

WBS CODE DESCRIPTION	SF	UNIT	$/SF	LABOR	MATERIAL	EQUIP	OTHER COSTS	TOTAL	NOTES
BARRY BUILDING TOTAL COSTS									
TOTAL COSTS (SUMMARY)	15,434	SQFT	$ 1,226.84	$5,789,897	$6,675,098	$1,586,331	$4,883,698	$18,935,024	Estimate Cost has Increased 6.8% Year over Year
Base Bid - STRUCTURAL (TAB 2)	15,434	SQFT	$ 1,000.28	$5,424,632	$5,489,414	$1,493,138	$3,031,205	$15,438,389	
Base Bid - ADA COSTS (TAB 3)	15,434	SQFT	$ 226.55	$365,265	$1,185,684	$93,193	$1,852,493	$3,496,635	

Basis of Estimate - 09/09/2024 Engineer's Drawing





WBS CODE	DESCRIPTION	SF	UNIT	$/SF	LABOR	MATERIAL	EQUIP	OTHER COST	TOTAL	NOTES
	BARRY BUILDING STRUCTURAL COSTS									
	Base Bid - Structural Mods & Markups	**15,434**		**$ 1,000.28**	**$5,424,632**	**$5,489,414**	**$1,493,138**	**$3,031,205**	**$15,438,389**	
	Barry Building Mods	**15,434**		**$ 803.89**	**$5,424,632**	**$5,489,414**	**$1,493,138**	**$-**	**$12,407,184**	
A1	**STRUCTURAL**	**15,434**	**SQFT**	**$ 486.18**	**$3,532,630**	**$3,092,753**	**$878,349**	**$-**	**$7,503,732**	
A111	**STRUCTURAL**	**15,434**	**SQFT**	**$ 30.07**	**$ 219,707**	**$ 168,366**	**$ 76,062**	**$ -**	**$ 464,135**	
A111	DEMO ROOF	15,434	SQFT	$ 5.12	$ 53,503	$ 11,619	$ 13,930		$79,052	
A111	NEW 3/4" PLYWOOD ROOF SHEATHING	15,434	SQFT	$ 9.46	$ 77,410	$ 43,999	$ 24,532		$145,941	
A111	NEW ROOF	15,434	SQFT	$ 15.49	$ 88,794	$ 112,748	$ 37,800		$239,142	
A111	**2ND STORY FLOOR**	**15,434**	**SQFT**	**$ 19.01**	**$ 166,996**	**$ 87,998**	**$ 38,462**	**$ -**	**$ 293,456**	
A111	DEMO FLOOR DECKING FLOOR COVERINGS	15,434	SQFT	$ 9.56	$ 89,586	$ 43,999	$ 13,930		$147,515	
A111	NEW 3/4" PLYWOOD FLOOR SHEATHING	15,434	SQFT	$ 9.46	$ 77,410	$ 43,999	$ 24,532		$145,941	
A111	**NEW 2-STORY STEEL MOMENT FRAME**	**15,434**	**SQFT**	**$ 27.70**	**$ 133,473**	**$ 181,443**	**$ 112,678**	**$ -**	**$ 427,594**	
A111	FOUNDATIONS	15,434	SQFT	$ 0.59	$ 2,929	$ 4,955	$ 1,164		$9,048	
A111	DEMO OF SOG AT ENTRY	15,434	SQFT	$ 3.28	$ 12,782	$ 14,323	$ 23,302		$50,387	
A111	SOG REPLACEMENT	15,434	SQFT	$ 2.81	$ 17,783	$ 17,419	$ 5,075		$40,277	
A111	DEMO STRUCTURE	15,434	SQFT	$ 5.67	$ 28,223	$ 19,522	$ 39,726		$87,473	
A111	W 12x96 (8 EA TOTAL)	15,434	SQFT	$ 7.34	$ 28,014	$ 70,379	$ 16,958		$113,351	
A111	W 14x132	15,434	SQFT	$ 5.49	$ 32,791	$ 30,834	$ 21,376		$84,801	
A111	RESTORE STRUCTURE @ ENTRY	15,434	SQFT	$ 2.74	$ 12,971	$ 24,211	$ 5,075		$42,257	
A111	**2-STORY SHEAR WALL**	**15,434**	**SQFT**	**$ 134.09**	**$ 1,059,556**	**$ 795,481**	**$ 214,567**	**$ -**	**$ 2,069,604**	
A111	SLAB DEMO	15,434	SQFT	$ 8.95	$ 27,183	$ 30,509	$ 49,634		$107,326	
A111	SHEAR WALL FOUNDATIONS	15,434	SQFT	$ 10.41	$ 51,989	$ 87,959	$ 20,884		$160,812	
A111	SOG REPLACEMENT	15,434	SQFT	$ 5.56	$ 37,878	$ 37,103	$ 10,809		$85,790	
A111	NEW 2-STORY SHEAR WALL	15,434	SQFT	$ 26.94	$ 117,514	$ 241,940	$ 56,088		$415,822	
A111	DRYWALL - FINISHES	15,434	SQFT	$ 23.41	$ 130,789	$ 206,264	$ 24,285		$361,298	
A111	WALL DEMO	15,434	SQFT	$ 30.82	$ 693,923	$ 191,708	$ 53,127		$938,756	
A111	**STRENGTHEN EXISTING 2-STORY SHEAR WALL**	**15,434**	**SQFT**	**$ 24.01**	**$ 152,838**	**$ 181,636**	**$ 36,142**	**$ -**	**$ 370,616**	
A111	STRENGTHEN EXISTING 2-STORY SHEAR WALL	15,434	SQFT	$ 7.48	$ 53,985	$ 48,219	$ 15,209		$115,393	
A111	WALL DEMO	15,434	SQFT	$ 5.88	$ 38,093	$ 39,548	$ 9,655		$87,296	
A111	DRYWALL - FINISHES	15,434	SQFT	$ 10.85	$ 60,760	$ 93,869	$ 11,278		$167,927	
A111	**SHEAR WALL ON INT OF EXT WALL**	**15,434**	**SQFT**	**$ 26.80**	**$ 176,672**	**$ 192,909**	**$ 44,009**	**$ -**	**$ 413,590**	
A111	NEW 2-STORY SHEAR WALL	15,434	SQFT	$ 10.79	$ 77,862	$ 68,686	$ 21,943		$168,491	
A111	WALL DEMO	15,434	SQFT	$ 8.18	$ 54,962	$ 57,062	$ 13,930		$125,954	
A111	DRYWALL - FINISHES	15,434	SQFT	$ 7.85	$ 43,848	$ 69,161	$ 8,136		$121,145	
A111	**DEMO & RESTORE CEILINGS**	**15,434**	**SQFT**	**$ 33.80**	**$ 201,157**	**$ 272,770**	**$ 47,687**	**$ -**	**$ 521,614**	
A111	CEILING DEMO	15,434	SQFT	$ 16.03	$ 94,029	$ 123,311	$ 30,104		$247,444	
A111	DRYWALL - FINISHES	15,434	SQFT	$ 17.78	$ 107,128	$ 149,459	$ 17,583		$274,170	All ceilings to be replaced to accommodate Fire Protection & HVAC
A111	**MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTWORK**	**15,434**	**SQFT**	**$ 165.41**	**$ 1,307,842**	**$ 1,030,883**	**$ 214,165**	**$ -**	**$ 2,552,890**	
A111	ELECTRICAL	15,434	SQFT	$ 33.88	$ 112,501	$ 380,333	$ 30,104		$522,938	Does not include Phone or IT upgrades
A111	FIRE ALARM	15,434	SQFT	$ 9.71	$ 90,540	$ 53,484	$ 5,861		$149,885	
A111	MECHANICAL	15,434	SQFT	$ 92.84	$ 978,208	$ 306,557	$ 148,149		$1,432,914	Includes 15 Ton Solit system & Ductwork
A111	FIRE PROTECTION	15,434	SQFT	$ 28.97	$ 126,593	$ 290,509	$ 30,951		$447,153	Inlcudes Fire Main from Road with Backflow
A111	**REPLACE PLATE DAMAGED BY MOISTURE & TERMITES IST FLOOR**	**15,434**	**SQFT**	**$ 25.28**	**$ 114,389**	**$ 181,287**	**$ 94,577**	**$ -**	**$ 390,233**	
A111	DEMO REQUIRED TO REPLACE PLATE	15,434	SQFT	$ 8.99	$ 45,383	$ 32,810	$ 60,612		$138,805	
A111	REPLACE PLATE - STUDS - PLASTER	15,434	SQFT	$ 12.91	$ 82,032	$ 108,509	$ 28,787		$199,328	
A111	REINFORCE STUD - TOP PLATE CONNECTION	15,434	SQFT	$ 3.38	$ 6,974	$ 39,948	$ 5,178		$52,100	
A1	**ACCESSIBLE PATH**	**15,434**	**SQFT**	**$ 33.13**	**$ 116,418**	**$ 324,977**	**$ 69,945**	**$ -**	**$ 511,340**	
A112	**COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS**	**15,434**	**SQFT**	**$ 33.13**	**$ 116,418**	**$ 324,977**	**$ 69,945**	**$ -**	**$ 511,340**	
A112	AC OVERLAY - CO-PLANE	15,434	SQFT	$ 32.29	$ 112,743	$ 317,633	$ 68,035		$498,411	
A112	RESTRIPE - SIGNAGE	15,434	SQFT	$ 0.84	$ 3,675	$ 7,344	$ 1,910		$12,929	
A1	**PLUMBING**	**15,434**	**SQFT**	**$ 15.97**	**$ 61,283**	**$ 147,114**	**$ 38,068**	**$ -**	**$ 246,445**	
A113	**UPGRADE THE MENS ROOM ON 1ST FLOOR TO COMPLIANCE**	**15,434**	**SQFT**	**$ 2.96**	**$ 10,780**	**$ 30,110**	**$ 4,810**	**$ -**	**$ 45,700**	
A113	UPGRADE THE MENS ROOM ON 1ST FLOOR TO COMPLIANCE	15,434	SQFT	$ 2.98	$ 10,780	$ 30,110	$ 4,810		$45,700	
A113	**UPGRADE WOMENS ROOM ON 2ND FLOOR TO COMPLIANCE**	**15,434**	**SQFT**	**$ 2.50**	**$ 9,116**	**$ 25,461**	**$ 4,067**	**$ -**	**$ 38,644**	
A113	UPGRADE WOMENS ROOM ON 2ND FLOOR TO COMPLIANCE	15,434	SQFT	$ 2.50	$ 9,116	$ 25,461	$ 4,067		$38,644	
A113	**WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE**	**15,434**	**SQFT**	**$ 0.47**	**$ 908**	**$ 5,968**	**$ 422**	**$ -**	**$ 7,298**	
A113	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	15,434	SQFT	$ 0.47	$ 908	$ 5,968	$ 422		$7,298	
A113	**PLUMBING INFRASTRUCTURE**	**15,434**	**SQFT**	**$ 10.03**	**$ 40,459**	**$ 85,575**	**$ 28,769**	**$ -**	**$ 154,803**	
A113	PLUMBING INFRASTRUCTURE	15,434	SQFT	$ 10.03	$ 40,459	$ 85,575	$ 28,769		$154,803	
A1	**STAIRS AND BALCONY RAILING**	**15,434**	**SQFT**	**$ 5.55**	**$ 15,193**	**$ 68,750**	**$ 1,733**	**$ -**	**$ 85,676**	
A114	**ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER**	**15,434**	**SQFT**	**$ 0.49**	**$ 2,125**	**$ 4,852**	**$ 593**	**$ -**	**$ 7,570**	
A114	ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	15,434	SQFT	$ 0.49	$ 2,125	$ 4,852	$ 593		$7,570	
A114	**ADD CONTRASTING STRIPE AT EACH RISER**	**15,434**	**SQFT**	**$ 3.65**	**$ 1,120**	**$ 55,061**	**$ 137**	**$ -**	**$ 56,318**	
A114	ADD CONTRASTING STRIPE AT EACH RISER	15,434	SQFT	$ 3.65	$ 1,120	$ 55,061	$ 137		$56,318	
A114	**REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS**	**15,434**	**SQFT**	**$ 1.41**	**$ 11,948**	**$ 8,837**	**$ 1,003**	**$ -**	**$ 21,788**	
A114	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	15,434	SQFT	$ 1.41	$ 11,948	$ 8,837	$ 1,003		$21,788	Add Plexiglass behind Orieinal Guardrails
A1	**TENANT SPACE**	**15,434**	**SQFT**	**$ 103.58**	**$ 603,447**	**$ 865,532**	**$ 129,674**	**$ -**	**$ 1,598,653**	
A116	**MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES**	**15,434**	**SQFT**	**$ 3.49**	**$ 21,007**	**$ 30,322**	**$ 2,568**	**$ -**	**$ 53,897**	
A116	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90DEGREES	15,434	SQFT	$ 3.49	$ 21,007	$ 30,322	$ 2,568		$53,897	
A116	**PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR**	**15,434**	**SQFT**	**$ 0.79**	**$ 1,867**	**$ 10,011**	**$ 320**	**$ -**	**$ 12,198**	
A116	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	15,434	SQFT	$ 0.79	$ 1,867	$ 10,011	$ 320		$12,198	
A116	**REPLACE DOOR HARDWARE**	**15,434**	**SQFT**	**$ 0.95**	**$ 3,484**	**$ 10,396**	**$ 829**	**$ -**	**$ 14,709**	
A116	DOOR HARDWARE	15,434	SQFT	$ 0.95	$ 3,484	$ 10,396	$ 829		$14,709	40 Each
A116	**WINDOW REPLACEMENT**	**15,434**	**SQFT**	**$ 4.24**	**$ 19,237**	**$ 41,873**	**$ 4,303**	**$ -**	**$ 65,413**	
A116	WINDOW REPLACEMENT + 29 OPENABLE WINDOWS	15,434	SQFT	$ 4.24	$ 19,237	$ 41,873	$ 4,303		$65,413	Replace - 29 Windows/Frames with Cranks -
A116	**REPLACE EXTERIOR WALL FINISHES**	**15,434**	**SQFT**	**$ 94.11**	**$ 557,852**	**$ 772,930**	**$ 121,654**	**$ -**	**$ 1,452,436**	
A116	REPLACE EXTERIOR WALL FINISHES	82,928	SQFT	$ 23.08	$ 557,852	$ 772,930	$ 121,654		$1,452,436	Includes Reworking of Louvers South Elevation
A1	**ABATEMENT**	**15,434**	**SQFT**	**$ 124.81**	**$ 943,877.00**	**$ 688,321.00**	**$ 294,156.00**	**$ -**	**$ 1,926,354**	
A117	**ABATEMENT**	**15,434**	**SQFT**	**$ 124.81**	**$ 943,877**	**$ 688,321**	**$ 294,156**	**$ -**	**$ 1,926,354**	
A117	ABATEMENT - ASBESTOS	15,434	SQFT	$ 23.42	$ 144,115	$ 187,195	$ 30,104		$361,414	
A117	ABATEMENT - LEAD PAINT	15,434	SQFT	$ 16.38	$ 88,686	$ 133,711	$ 30,104		$252,501	
A117	ABATEMENT - ELECTRICAL WIRE	15,434	SQFT	$ 11.87	$ 80,972	$ 92,112	$ 30,104		$183,188	
A117	ABATEMENT - BLACK MOLD	15,434	SQFT	$ 45.47	$ 508,491		$ 193,343		$701,834	
A117	DUMP FEES	15,434	SQFT	$ 4.30	$ 66,419	$ -	$ -		$66,419	
A117	REMOVE PCB CONTAINING EQUIPMENT	15,434	SQFT	$ 23.39	$ 75,194	$ 275,303	$ 10,501		$360,998	
A1	**SITE IMPROVEMENTS**	**15,434**	**SQFT**	**$ 34.66**	**$ 151,804**	**$ 301,967**	**$ 81,213**	**$ -**	**$ 534,984**	
A118	**SITE IMPROVEMENTS**	**15,434**	**SQFT**	**$ 34.66**	**$ 151,804**	**$ 301,967**	**$ 81,213**	**$ -**	**$ 534,984**	
A118	DIVERT RAIN WATER TO STORM DRAIN	15,434	SQFT	$ 12.91	$ 67,787	$ 97,800	$ 33,672		$199,259	
A118	UPGRADE PARKING LOT DRAINAGE	15,434	SQFT	$ 12.51	$ 43,096	$ 132,839	$ 17,121		$193,056	
A118	UPGRADE PARKING LOT TO MEET ADA	15,434	SQFT	$ 0.18	$ 1,077	$ 1,348	$ 320		$2,745	
A118	REPAIR & RESURFACE EAST ROADWAY	15,434	SQFT	$ 2.21	$ 8,291	$ 21,754	$ 4,027		$34,072	1/2 Cost - Shared with Neighbor
A118	SEWER LINE REPLACEMENT	15,434	SQFT	$ 8.88	$ 31,553	$ 48,226	$ 26,073		$105,852	
B1	**OWNER'S COSTS**	**15,434**	**SQFT**	**$ 196.40**	**$ -**	**$ -**	**$ -**	**$ 3,031,205**	**$ 3,031,205**	
B111	**OWNER'S COST**	**15,434**	**SQFT**	**$ 196.40**	**$ -**	**$ -**	**$ -**	**$ 3,031,205**	**$ 3,031,205**	
B111	DESIGN @7%	15,434	SQFT	$ 79.41				$ 1,225,634	$1,225,634	
B111	PERMITS @1%	15,434	SQFT	$ 17.02				$ 262,636	$262,636	
B111	CONSTRUCTION MANAGEMENT @3%	15,434	SQFT	$ 34.03				$ 525,272	$525,272	
B111	CONTINGENCY @ 15%	15,434	SQFT	$ 85.94				$ 1,017,663	$1,017,663	

WBS CODE DESCRIPTION	SF	UNIT	$/SF	LABOR	MATERIAL	EQUIP	OTHER COSTS	TOTAL		NOTES
BARRY BUILDING ADA COSTS										
Base Bid - ADA Costs	**15.434**	**SQFT**	**$ 226.55**	**$365.265**	**$1.185.684**	**$93.193**	**$1.852.493**	**$3.496.635**		
ADA COSTS	**15.434**	**SQFT**	**$ 106.53**	**$365.265**	**$1.185.684**	**$93.193**	**$-**	**$1.644.142**		
A1 ACCESSIBLE PATH	**15.434**	**SQFT**	**$ 3.59**	**$ 12.398**	**$ 40.716**	**$ 2.267**	**$ -**	**$ 55.381**		
A112 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	**15.434**	**SQFT**	**$ 2.58**	**$ 7.455**	**$ 30.611**	**$ 1.712**	**$ -**	**$39.778**		
A112 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	15.434	SQFT	$ 2.58	$ 7.455	$ 30.611	$ 1.712	$ -	$39.778	ADA	Doors that are Street side East elevation
A112 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	**15.434**	**SQFT**	**$ 0.26**	**$ 1.184**	**$ 2.657**	**$ 123**	**$ -**	**$3.964**		
A112 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	15.434	SQFT	$ 0.26	$ 1.184	$ 2.657	$ 123	$ -	$3.964	ADA	
A112 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX	**15.434**	**SQFT**	**$ 0.07**	**$ 601**	**$ 364**	**$ 103**	**$ -**	**$1.068**		
A112 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX	15.434	SQFT	$ 0.07	$ 601	$ 364	$ 103	$ -	$1.068	ADA	
A112 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT(36 SF)	**15.434**	**SQFT**	**$ 0.13**	**$ 592**	**$ 1.328**	**$ 62**	**$ -**	**$1.982**		
A112 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT(36 SF)	15.434	SQFT	$ 0.13	$ 592	$ 1.328	$ 62	$ -	$1.982	ADA	
A112 HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	**15.434**	**SQFT**	**$ 0.56**	**$ 2.566**	**$ 5.756**	**$ 267**	**$ -**	**$8.589**		
A112 HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	15.434	SQFT	$ 0.56	$ 2.566	$ 5.756	$ 267	$ -	$8.589	ADA	
A1 PLUMBING	**15.434**	**SQFT**	**$ 4.02**	**$ 14.534**	**$ 41.074**	**$ 6.433**		**$ 62.041**		
A113 ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	**15.434**	**SQFT**	**$ 3.92**	**$ 14.268**	**$ 39.852**	**$ 6.366**	**$ -**	**$60.486**		
A113 ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	15.434	SQFT	$ 3.92	$ 14.268	$ 39.852	$ 6.366		$60.486	ADA	
A113 ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	**15.434**	**SQFT**	**$ 0.02**	**$ 79**	**$ 221**	**$ 35**	**$ -**	**$335**		
A113 ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	15.434	SQFT	$ 0.02	$ 79	$ 221	$ 35		$335	ADA	Modifications Only
A113 CODE COMPLIANT SIGNS FOR RESTROOMS	**15.434**	**SQFT**	**$ 0.08**	**$ 187**	**$ 1.001**	**$ 32**	**$ -**	**$1.220**		
A113 CODE COMPLIANT SIGNS FOR RESTROOMS	15.434	SQFT	$ 0.08	$ 187	$ 1.001	$ 32		$1.220	ADA	
A1 STAIRS AND BALCONY RAILING	**15.434**	**SQFT**	**$ 1.92**	**$ 8.744**	**$ 19.637**	**$ 1.232**	**$ -**	**$ 29.613**		
A114 WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	**15.434**	**SQFT**	**$ 1.92**	**$ 8.744**	**$ 19.637**	**$ 1.232**	**$ -**	**$29.613**		
A114 WALL MOUNTED HANDRAIL AT EA OF 4 STAIRSBETWEEN 2ND FLOOR LEVELS	15.434	SQFT	$ 1.92	$ 8.744	$ 19.637	$ 1.232	$ -	$29.613	ADA	
A1 VERTICAL TRANSPORTATION	**15.434**	**SQFT**	**$ 74.96**	**$ 238.497**	**$ 875.003**	**$ 43.492**		**$ 1.156.992**		
A115 DEVELOP VERTICAL TRANSPORTATION	**15.434**	**SQFT**	**$ 70.37**	**$ 222.557**	**$ 825.910**	**$ 37.666**	**$ -**	**$1.086.133**		
A115 ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS	15.434	SQFT	$ 70.37	$ 222.557	$ 825.910	$ 37.666		$1.086.133	ADA	
A115 ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR	**15.434**	**SQFT**	**$ 4.59**	**$ 15.940**	**$ 49.093**	**$ 5.826**	**$ -**	**$70.859**		
A115 ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR	15.434	SQFT	$ 4.59	$ 15.940	$ 49.093	$ 5.826		$70.859		
A1 TENANT SPACE	**15.434**	**SQFT**	**$ 16.85**	**$ 65.437**	**$ 179.911**	**$ 14.661**	**$ -**	**$ 260.009**		
A116 MODIFY LANDING TO NECESSARY DOORS	**15.434**	**SQFT**	**$ 1.94**	**$ 9.337**	**$ 17.616**	**$ 2.968**	**$ -**	**$29.921**		
A116 MODIFY LANDING TO NECESSARY DOORS	15.434	SQFT	$ 1.94	$ 9.337	$ 17.616	$ 2.968		$29.921	ADA	
A116 PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	**15.434**	**SQFT**	**$ 2.88**	**$ 13.116**	**$ 29.456**	**$ 1.849**	**$ -**	**$44.421**		
A116 PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	15.434	SQFT	$ 2.88	$ 13.116	$ 29.456	$ 1.849		$44.421	ADA	
A116 REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	**15.434**	**SQFT**	**$ 9.98**	**$ 40.883**	**$ 103.961**	**$ 9.245**	**$ -**	**$154.089**		
A116 REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	15.434	SQFT	$ 9.98	$ 40.883	$ 103.961	$ 9.245		$154.089	ADA	
A116 LEVER DOOR HANDLES	**15.434**	**SQFT**	**$ 2.05**	**$ 2.101**	**$ 28.878**	**$ 599**	**$ -**	**$31.578**		
A116 LEVER DOOR HANDLES	15.434	SQFT	$ 2.05	$ 2.101	$ 28.878	$ 599	$ -	$31.578	ADA	
A1 SITE IMPROVEMENTS	**15.434**	**SQFT**	**$ 5.19**	**$ 25.655**	**$ 29.343**	**$ 25.108**	**$ -**	**$ 80.106**		
A118 SITE IMPROVEMENTS	**15.434**	**SQFT**	**$ 5.19**	**$ 25.655**	**$ 29.343**	**$ 25.108**	**$ -**	**$80.106**		
A118 WIDEN EAST SIDE WALKWAY TO 5 FEET	15.434	SQFT	$ 5.19	$ 25.655	$ 29.343	$ 25.108	$ -	$80.106	ADA	
B1 OWNER'S COSTS	**15.434**	**SQFT**	**$ 120.03**	**$ -**	**$ -**	**$ -**	**$ 1.852.493**	**$1.852.493**		
B111 OWNER'S COST	**15.434**	**SQFT**	**$ 120.03**				**$ 1.852.493**	**$1.852.493**		
B111 DESIGN @7%	15.434	SQFT	$ 16.42				$ 253.439	$253.439		
B111 PERMITS @1%	15.434	SQFT	$ 3.52				$ 54.308	$54.308		
B111 CONSTRUCTION MANAGEMENT @3%	15.434	SQFT	$ 7.04				$ 108.617	$108.617		
B111 CONTINGENCY @ 15%	15.434	SQFT	$ 93.05				$ 1.436.129	$1.436.129		

Attachment C

CBRE VALUATION & ADVISORY SERVICES

APPRAISAL REPORT

11973 SAN VICENTE BOULEVARD
LOS ANGELES, CALIFORNIA 90049
CBRE FILE NO. CB24US054736-2

CLIENT: ALSTON & BIRD LLP

CBRE

VALUATION & ADVISORY SERVICES

CBRE

400 S. Hope St., #2500
Los Angeles, CA 90071

T 213-613-3658

www.cbre.com

Date of Report: November 7, 2024

Mr. Edward Casey, Partner
Alston & Bird LLP
350 South Grand Avenue, 51st Floor
Los Angeles, CA 90071
Phone: 213-576-1005
Email: Ed.Casey@alston.com

RE: Appraisal of: Barry Building
11973 San Vicente Boulevard
Los Angeles (Brentwood), CA 90040
CBRE, Inc. File No. CB24US054736-2

Dear Mr. Casey:

At your request and authorization, CBRE, Inc. has prepared a market value appraisal of the referenced property. Our analysis is presented in the following Appraisal Report. The subject property is a commercial site at 11973 San Vicente Boulevard, improved with a vacant but historical structure, known as the Barry Building.

The appraisal is based on the specific assumption that the existing building, due to its historic status, must be preserved. This in turn will require extensive and very expensive retrofit/renovation costs.

Based on the analysis contained in the following report, and the specific assumptions described and reported, the market value of the subject property is concluded as follows:

MARKET VALUE CONCLUSION

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Preservation of Barry Building	Fee Simple Estate	October 15, 2024	Zero

Compiled by CBRE

Reflecting the specific assumptions, the subject property has no (or potentially a negative) market value.

The legal rights appraised were the fee simple interest; the date of value was October 15, 2024. The intended use is to aid the L.A. Cultural Heritage Commission's consideration of approval of demolition of the subject; the intended user is Ed Casey, Partner, Alston & Bird, their client in this matter, and the Los Angeles Cultural Heritage Commission.

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The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. As a condition to being granted the status of an intended user, any intended user who has not entered into a written agreement with CBRE in connection with its use of our report agrees to be bound by the terms and conditions of the agreement between CBRE and the client who ordered the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to any non-intended users does not extend reliance to any such party, and CBRE will not be responsible for any unauthorized use of or reliance upon the report, its conclusions or contents (or any portion thereof).

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES

David A. Zoraster, MAI
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Certification

We certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. David A Zoraster, MAI and David Warren have provided services, as appraisers, but not in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. The subject property was previously appraised in February 2024 (for estate purposes), and in July 2024 (also to assist the L.A. Cultural Heritage Commission in its decision regarding the subject property).
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.
9. Interior and exterior inspections of the property that is the subject of this report were performed by the appraisers in January 2024 for a prior assignment (an appraisal for estate purposes).
10. No one provided significant real property appraisal assistance to the persons signing this certification.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, David A Zoraster, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.

David A. Zoraster, MAI
Lic. No. AG001735 (exp 5/16/2026)

David Warren
Lic. No. 3012073 (exp 1/16/2026)

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Subject Photographs



Aerial View (boundaries are approximate)

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San Vicente frontage, looking east. Note landscaped median.



San Vicente frontage, looking west. Note chain link fencing along Barry Building frontage.



Street view (San Vicente) of Barry Building.



Barry Building, east side exterior and driveway easement.

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Barry Building, rear side.



Barry Building court yard. Note plywood over windows.



Barry Building courtyard.



Barry Building "soft" ground floor.

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Vacant commercial land adjacent west of Barry Building.



Barry Building rear surface parking.

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Executive Summary

Property Name	Barry Building
Location	11973 San Vicente Boulevard Los Angeles, Los Angeles County, CA 90049
Parcel Number(s)	4404-025-008
Client	Alston & Bird LLP
Highest and Best Use	
As If Vacant	Not Applicable
As Improved	Office Over Retail with Rear Parking
Property Rights Appraised	Fee Simple Estate
Date of Inspection	January 17, 2024
Estimated Exposure/Marketing Time	9 - 12 Months
Land Area	0.61 AC 26,700 SF
Improvements	14,284 SF gross (the 2-story Barry Building)
Zoning	C4-1VL

CONCLUDED MARKET VALUE

Appraisal Premise	Interest Appraised	Date of Value	Value
Preservation of Barry Building	Fee Simple Estate	October 15, 2024	Zero

Compiled by CBRE

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STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

Strengths/ Opportunities

- The subject Brentwood neighborhood of West Los Angeles is an upscale and prestigious area.

Weaknesses/ Threats

- Land use regulations and approvals in the area are time consuming and difficult.
- The site (11973 San Vicente) is improved with a vacated, vandalized, historic building with earthquake code, Americans with Disabilities (ADA) issues, and major additional costs.
- Building has been vacant and boarded up since 2017, with substantial physical deterioration and some vandalism.

MARKET VOLATILITY

We draw your attention to a combination of inflationary pressures (leading to higher interest rates) and recent failures/stress in banking systems which have significantly increased the potential for constrained credit markets, negative capital value movements and enhanced volatility in property markets over the short-to-medium term.

Experience has shown that consumer and investor behavior can quickly change during periods of such heightened volatility. Lending or investment decisions should reflect this heightened level of volatility and the potential for deteriorating market conditions.

It is important to note that the conclusions set out in this report are valid as at the valuation date only. Where appropriate, we recommend that the valuation is closely monitored, as we continue to track how markets respond to evolving events.

SPECIFIC ASSUMPTIONS

A specific assumption for this purpose is defined as "an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions." [1]

- This appraisal assumes that the existing building, due to its historic status, must be preserved. (To be determined by the Los Angeles City Cultural Heritage Commission.)
- The subject property was inspected for purposes of this appraisal approximately eight months prior to the date of value. It is assumed – based on that inspection and interviews with the property manager – that it was essentially unchanged during that time period.
- Site (land) areas and dimensions were taken or calculated from L.A. County Assessor's Office Maps and Records. A land survey was requested but was not available.

[1] The Appraisal Foundation, *USPAP, 2024 Edition (Effective January 1, 2024)*

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- We have relied in part on engineering studies by Englekirk Structural Engineers; ADA access studies by Gruen Associates (ADA access requirements); and a Hill International cost study (dated June 26, 2024, and revised November 6, 2024). We have specifically relied on the revised study; a copy is retained in the Addenda. These result in an estimated direct cost to retrofit/renovate the subject Barry Building to meet seismic and Americans with Disabilities Act requirements of $15,440,000 (direct costs only, excluding legal, finance, developer's profit, and tenant improvements).

- The gross area of the Barry Building (14,284 sq. ft., plus 1,150 sq. ft. of balcony/walkway) was taken from the Hill International cost study, with indirect verification from the Englekirk study and our onsite inspection. (Note, L.A. County Assessor's Office public records show a considerably larger area, apparently erroneously including the interior courtyard.)

- Information on the Environmental Impact Report process and status, relative to demolition of the Barry Building, was based on interviews with Ed Casey, Partner, Alston & Bird, land use attorney representing the property owner.

- We have assumed that the retrofit/renovation costs would qualify for the full 20% income tax credit as "Qualified Rehabilitation Expenditures" under I.R.C. Treasury Regulations.

- The use of these specific assumptions significantly affected the assignment results.

HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purposes of analysis." [2]

- None noted

OWNERSHIP AND PROPERTY HISTORY

Title to the property is vested in 11993 San Vicente LLC. Related entities own neighboring sites.

The subject site is improved with a two-story office building. Known as the Barry Building, it was built in 1951 and contains approximately 15,434 square feet, including 1,150 sq. ft. of balcony/walkway. Its address is 11973 San Vicente (MB 4404-025-008).

The building is considered an example of mid-century modern commercial architecture. In 2007—apparently in order to delay its demolition and redevelopment of the site—it was listed as a Los Angeles City Historic Cultural Monument (#887). As a result, demolition of the building requires a full Environmental Impact Report (EIR), now complete (L.A. City ENV-2019-EIR). As of the date of value, the EIR required certification and then public hearings.

The building has been vacant and boarded up since 2017. In March of 2018 it was cited by L.A. City Department of Building and Safety with an Order to Comply under Ordinance 183893 for

[2] The Appraisal Foundation, *USPAP, 2024 Edition (Effective January 1, 2024)*

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its Soft Story design (weak seismic safety due to tuck under ground floor). It has suffered considerable vandalism and deterioration.

CBRE is unaware of any sales or other ownership transfers of the subject property within three years of the date of appraisal. Further, the property is not reportedly being offered for sale as of the current date.

EXPOSURE/MARKETING TIME

Current appraisal guidelines require an estimate of a reasonable time period in which the subject could be brought to market and sold. This reasonable time frame can either be examined historically or prospectively. In a historical analysis, this is referred to as exposure time. Exposure time always precedes the date of value, with the underlying premise being the time a property would have been on the market prior to the date of value, such that it would sell at its appraised value as of the date of value. On a prospective basis, the term marketing time is most often used. The exposure/marketing time is a function of price, time, and use. It is not an isolated estimate of time alone.

The complex issues required of development generally in the area and added complications of the mixed zoning and of the vacant historic building have been considered in our analysis, as has the value conclusion.

We have therefore concluded to marketing and exposure times of: Nine to 12 months.

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Table of Contents

Certification i
Subject Photographs ii
Executive Summary vi
Table of Contents x
Scope of Work 1
Area Analysis 4
Neighborhood Analysis 9
Site Analysis 16
Improvement Description – Required Work/Status 18
Zoning 21
Tax and Assessment Data 22
Highest and Best Use 23
Sales Comparison Approach 25
Value Conclusion 27
Assumptions and Limiting Conditions 28

ADDENDA

A Hill International, November 6, 2024 Cost Letter
B Qualifications

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Scope of Work

This Appraisal Report is intended to comply with the real property appraisal development and reporting requirements set forth under Standards Rule 1 and 2 of USPAP. The scope of the assignment relates to the extent and manner in which research is conducted, data is gathered, and analysis is applied.

INTENDED USE OF REPORT

The intended use is to aid the Commission's consideration of approval of demolition of the subject.

CLIENT

The client is Mr. Edward Casey, Partner; and his firm, Alston & Bird LLP.

INTENDED USER OF REPORT

This appraisal is to be used by Edward Casey, Partner, Alston & Bird, their client in this matter, and the Los Angeles Cultural Heritage Commission. No other user(s) may rely on our report unless as specifically indicated in this report.

> Intended users are those who an appraiser intends will use the appraisal or review report. In other words, appraisers acknowledge at the outset of the assignment that they are developing their expert opinions for the use of the intended users they identify. Although the client provides information about the parties who may be intended users, ultimately it is the appraiser who decides who they are. This is an important point to be clear about: The client does not tell the appraiser who the intended users will be. Rather, the client tells the appraiser who the client needs the report to be speaking to, and given that information, the appraiser identifies the intended user or users. It is important to identify intended users because an appraiser's primary responsibility regarding the use of the report's opinions and conclusions is to those users. Intended users are those parties to whom an appraiser is responsible for communicating the findings in a clear and understandable manner. They are the audience. [3]

RELIANCE LANGUAGE

Reliance on any reports produced by CBRE under this Agreement is extended solely to parties and entities expressly acknowledged in a signed writing by CBRE as Intended Users of the respective reports, provided that any conditions to such acknowledgement required by CBRE or hereunder have been satisfied. Parties or entities other than Intended Users who obtain a copy of the report or any portion thereof (including Client if it is not named as an Intended User), whether as a result of its direct dissemination or by any other means, may not rely upon any opinions or

[3] Appraisal Institute, *The Appraisal of Real Estate*, 15th ed. (Chicago: Appraisal Institute, 2020), 40.

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conclusions contained in the report or such portions thereof, and CBRE will not be responsible for any unpermitted use of the report, its conclusions or contents or have any liability in connection therewith.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to develop an opinion of the market value of the subject property, specifically assuming that the subject building must be preserved.

DEFINITION OF VALUE

The current economic definition of market value agreed upon by agencies that regulate federal financial institutions in the U.S. (and used herein) is as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. [4]

INTEREST APPRAISED

The value estimated represents Fee Simple Estate as defined below:

> *Fee Simple Estate* - Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat. [5]

Extent to Which the Property is Identified

The property is identified through the following sources:

- postal address
- assessor's records
- legal description

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[4] 12 CFR, Part 34, Subpart C-Appraisals, 34.42(h).

[5] Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed. (Chicago: Appraisal Institute, 2022), 73.

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Extent to Which the Property is Inspected

The appraisers inspected the interior and exterior of the subject, as well as its surrounding environs on January 17, 2024, approximately six months prior to the date of value. This inspection was considered adequate and is in part the basis for our findings. Note however, that the building is boarded up, limiting the interior inspection.

Type and Extent of the Data Researched

CBRE reviewed the following:

- applicable tax data
- zoning requirements
- flood zone status
- demographics
- multiple listing service
- comparable data
- the subject Environmental Impact Report and related studies
- CBRE interviewed the following:
    - Mr. Robert Harden, Property Manager
    - Mr. Ed Casey, Land Use Attorney
    - Mr. Kevin Brogan, Attorney

Type and Extent of Analysis Applied

CBRE, Inc. analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value. For vacant land, the sales comparison approach has been employed for this assignment.

STATEMENT OF COMPETENCY

The appraisers have the appropriate knowledge, education and experience to complete this assignment competently.

APPRAISAL METHODOLOGY

Methodology Used

We have used the sales comparison approach to value the subject building, assuming its preservation and renovation.

Cost estimates, provided primarily by Hill International, were used to estimate the costs that would be required to renovate the Barry Building to allow legal occupancy.

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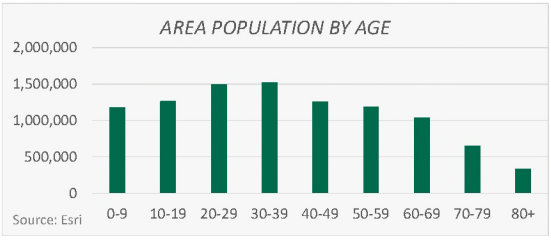
Area Analysis

The subject property is located in Los Angeles County which includes 88 cities and approximately 140 unincorporated areas and communities within a 4,084 square-mile area. The following map illustrates the County boundaries.

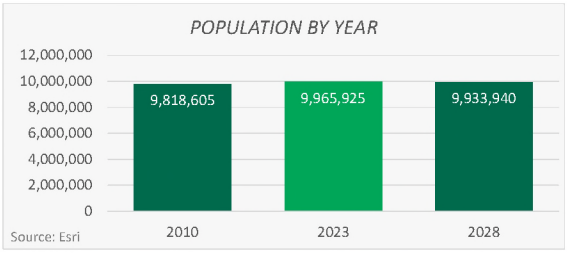


POPULATION

The area has a population of 9,965,925 and a median age of 37, with the largest population group in the 30-39 age range and the smallest population in 80+ age range.



Population has increased by 147,320 since 2010, reflecting an annual increase of 0.1%. Population is projected to decrease by 31,985 between 2023 and 2028, reflecting a 0.1% annual population decline.



Source: ESRI, downloaded on Dec, 14 2023

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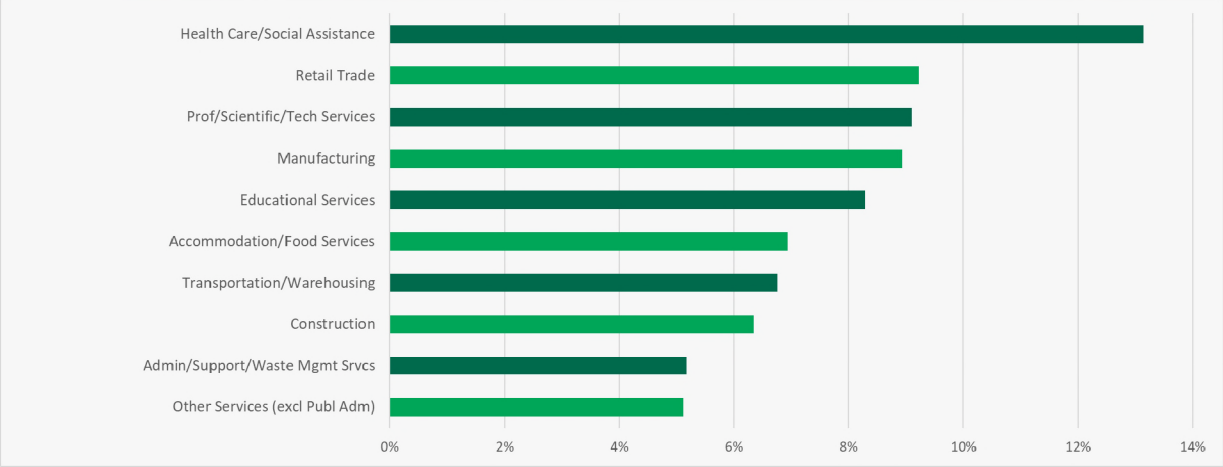
According to the County website, the 10 most populated cities are as follows:

TOP 10 POPULATED CITIES	
City	Population
Los Angeles	3,898,747
Long Beach	466,742
Santa Clarita	228,673
Glendale	196,543
Lancaster	173,576
Palmdale	169,450
Pomona	151,713
Torrance	147,067
Pasadena	138,699
Downey	114,355
Source: Los Angeles County	

EMPLOYMENT



The top three industries within the area are Health Care/Social Assistance, Retail Trade, and Prof/Scientific/Tech Services. The top 25 employers within Los Angeles County listed below are predominately in healthcare, education, entertainment, and government sectors.

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TOP 25 EMPLOYERS - LOS ANGELES COUNTY		
Company	Industry	Employees
Los Angeles International Airport (LAX)	Airports	45,000
UCLA Health System	Physicians & Surgeons	35,543
UCLA Community Based Learning	Junior Colleges & Technical Institutes	30,000
University of California Los Angeles	Schools-Universities & Colleges Academic	27,489
National Institutes Of Health	Physicians & Surgeons	20,000
Los Angeles County Sheriff	Government Offices-County	20,000
Cedars-Sinai Medical Center	Hospitals	11,246
Vision X	Call Centers	10,000
Los Angeles Police Dept	Police Departments	9,000
Warner Brothers Studio	Television Program Producers	8,000
Deluxe Digital Media Management Inc.	Audio-Visual Consultants	8,000
Kaiser Permanente Los Angeles	Hospitals	6,061
Space Exploration Tech Corp	Aerospace Industries (Mfrs)	6,001
Walt Disney Co.	Water Parks	6,000
Paramount Special Events	Motion Picture Producers & Studios	6,000
Twentieth Century Fox	Motion Picture Producers & Studios	6,000
AHMC Healthcare Inc	Health Care Management	6,000
Sony Pictures Entertainment	Motion Picture Producers & Studios	6,000
Jet Propulsion Laboratory	Research Service	6,000
Radford Studio Center Inc	Government-Operators-Nonresidential Bldg	5,000
Six Flags Magic Mountain	Amusement & Theme Parks	5,000
Long Beach City Hall	Government Offices-City, Village & Twp	5,000
Northrop Grumman	Engineers	5,000
Longshore Dispatch	Nonclassified Establishments	5,000
Cedars-Sinai Medical Center	Medical Centers	5,000

Source: Fastreport Dimension

The following chart compares the unemployment rate for the County to that of the state and country.

AVERAGE ANNUAL UNEMPLOYMENT RATE			
Year	Los Angeles County	State of California	U.S.
2013	7.7%	7.9%	9.8%
2014	6.8%	7.4%	8.2%
2015	5.8%	6.8%	6.7%
2016	5.2%	5.4%	5.3%
2017	4.6%	4.2%	4.8%
2018	3.9%	2.7%	4.6%
2019	3.4%	3.7%	4.5%
2020	6.8%	9.0%	12.3%
2021	3.9%	6.4%	8.9%
2022	2.9%	4.4%	4.9%
Oct 2023	5.8%	4.8%	3.8%

Source: U.S. Bureau of Labor Statistics

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EDUCATION

The State of California has over 750 colleges and universities and the county has 63, making Los Angeles a higher education destination. The five largest colleges/universities in Los Angeles County are shown in the table below.

FIVE LARGEST COLLEGES/UNIVERSITIES

Name	Student Population	Ranked Nationally	Annual Tuition
California State University Northridge	40,108	25	$5,742
East Los Angeles Community College	36,970	N/A	$1,238
California State University Long Beach	32,711	105	$6,904
University of California Los Angeles (UCLA)	32,423	15	$13,752
University of Southern California (USC)	20,699	28	$68,237

Source: US World News Report

Student housing has historically been provided by a limited number of on-campus resources and private owners in traditional multi-family projects. However, in recent years several new properties have been built in the USC area due to the increased demand and high rental rates, some averaging $1,500 per bed.

ENTERTAINMENT

Visitors come to Los Angeles for the abundance of activities, restaurants, and shopping, and for its diverse culture and fantastic weather.

Los Angeles is home to six professional sports teams who utilize various sports venues. The most notable and recently built Sofi Stadium hosts the Los Angeles Rams and Los Angeles Chargers football teams. It is a 70,240-seat sports and entertainment complex outside of Downtown Los Angeles, in the city of Inglewood. It was reported to have cost approximately $5.5 billion to build and added 3,000 non-construction jobs. It has been a boost to the local economy which was generally considered a low-income neighborhood.

Additional entertainment options include those in West Hollywood including the Kodak Theater, El Capitan Theater, Pantages Theater, the Roxy, and the Troubadour. Downtown Los Angeles includes notable museums, the Broad, Grammy Museum, and the Museum of Contemporary Art. The Disney Music Hall is not only a popular musical venue but an architecturally significant structure.

While downtown Los Angeles has increased its retail presence, high-end shopping is still found on Rodeo Drive in Beverly Hills with The Grove in West Los Angeles and the Americana in Glendale offering unique outdoor shopping experiences.

TRANSPORTATION

Los Angeles International Airport is one of the largest in the Country. Smaller airports in the area include the Bob Hope International Airport and commuter planes utilize Van Nuys Airport. Over

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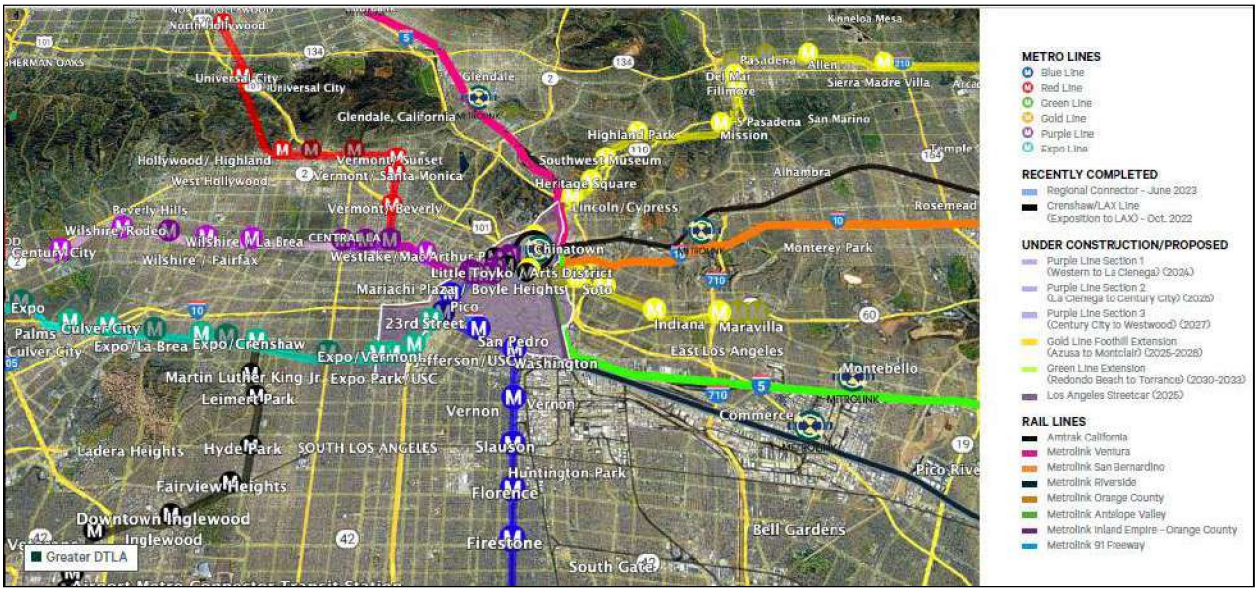
the past 20 years, a focus on providing public transportation options has led to several new passenger railways that expand to Downtown Los Angeles, the beach cities, and the valley areas.



CONCLUSION

Despite current conditions, Los Angeles County continues to be a significant economic landscape not only within California but the entire United States. Health care, a growing industry remains a strong economic force as well as the educational employment sector. Leisure and Hospitality have had the fastest growth rate largely due to the pandemic declines, but growth is expected to moderate in 2024. The cost of living is expected to negatively impact population growth as affordable housing continues to be an issue. On a positive note, according to the Los Angeles County Economic Development Corporation, the County and City of Los Angeles are undertaking efforts to attract and facilitate regional investment to transform the economy positively and equitably.

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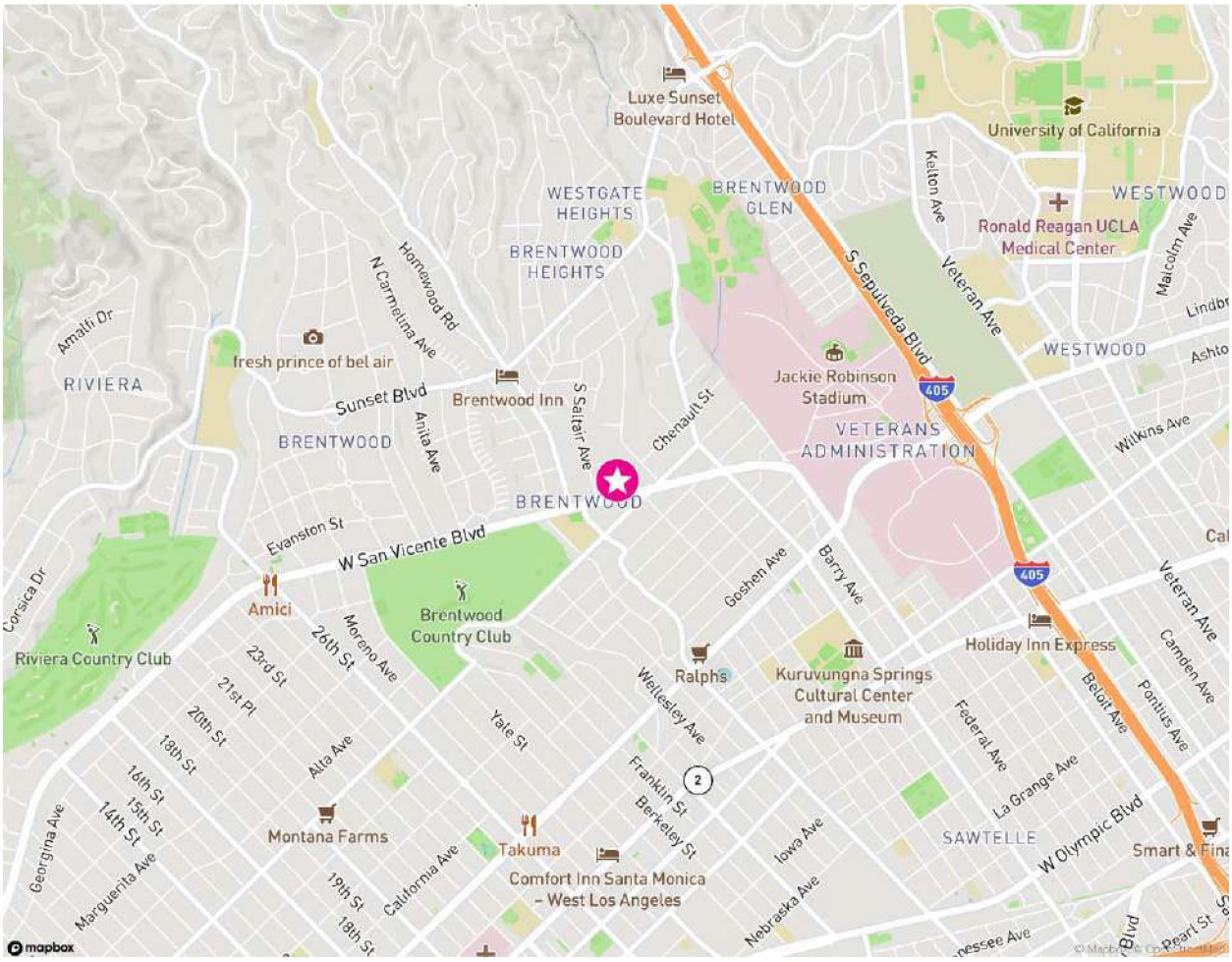
Neighborhood Analysis



COMMUNITY OF BRENTWOOD

The subject property is located in the western portion of the City of Los Angeles in the community of Brentwood. Neighborhood boundaries consist of the San Diego (405) Freeway to the east, the Santa Monica Mountains to the north, Wilshire Boulevard to the south, and 26th Street to the west. The surrounding neighborhoods consist of the city of Santa Monica (southwest), the community of Pacific Palisades (west) and the communities of Bel Air and Westwood (northeast and east).

The community of Brentwood is located three miles east of the Pacific Ocean. This location provides more favorable weather conditions than inland areas and has increased both the residential and commercial desirability of the area. The West Los Angeles area has good regional freeway access, which provides an additional benefit.

Land Use

Brentwood is primarily a high-end single family residential area. San Vicente Boulevard is a major east/west street through the subject neighborhood. Land use along San Vicente Boulevard

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consists of a high concentration of both retail-oriented uses and low- and mid-rise office buildings. The subject neighborhood is primarily built-out and there are few vacant in-fill sites available. The majority of properties in the subject market area are of older construction and in average to good condition.

Major developments in the area include the Brentwood Country Club (a block west of the subject), Riviera Country Club, Will Rogers State Historic Park, Saint John's Hospital (Santa Monica), and the Veterans Administration Center (three+ blocks east of the subject). The City of Santa Monica begins several blocks to the west, at 26th Street.

Transportation

The community of Brentwood has good regional access to all of Southern California through local and freeway arterials. The San Diego (405) Freeway is located approximately one mile east of the subject, and the Santa Monica (10) Freeway is located two miles south of the subject. In addition, Pacific Coast Highway is situated approximately three miles west of the subject. Access to the San Diego (405) Freeway is provided by San Vicente Boulevard and Wilshire Boulevard. Main north/south arterials include Barrington Avenue and Bundy Drive. Vehicle traffic in the area is heavy.

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MULTIFAMILY RESIDENTIAL MARKET

The following table summarizes historical and projected performance for the Brentwood/Westwood/Beverly Hills apartment submarket, as reported by Axiometrics.

BRENTWOOD/WESTWOOD/BEVERLY HILLS APARTMENT SUBMARKET							
Year Ending	Inventory (Units)	Completions (Units)	Occupied Stock (Units)	Occupancy	Effective Rent ($/Unit / Mo.)	Effective Rent Change	Net Absorption (Units)
2013	54,467	206	51,760	95.0%	$2,536	3.54%	-1,451
2014	54,883	434	53,121	96.8%	$2,893	4.09%	1,363
2015	54,896	39	53,128	96.8%	$3,018	3.55%	8
2016	55,156	260	52,961	96.0%	$3,054	4.55%	-171
2017	55,357	249	53,447	96.6%	$3,249	3.38%	487
2018	55,705	348	54,257	97.4%	$3,383	4.02%	811
2019	55,940	235	53,926	96.4%	$3,468	1.43%	-334
2020	55,940	0	51,101	91.4%	$3,172	-10.08%	-2,822
2021	56,153	213	53,963	96.1%	$3,747	7.37%	2,861
Q1 2022	56,553	400	54,461	96.3%	$3,800	0.93%	498
Q2 2022	56,601	48	54,592	96.5%	$3,541	2.15%	126
Q3 2022	56,601	0	53,714	94.9%	$3,780	1.86%	-880
Q4 2022	56,682	81	54,239	95.7%	$3,651	-0.10%	531
2022	56,682	529	54,239	95.7%	$3,651	6.74%	277
Q1 2023	56,694	12	53,814	94.9%	$3,665	0.35%	-421
Q2 2023	56,701	43	53,497	94.4%	$3,657	-0.05%	-321
Q3 2023	56,909	208	53,398	93.8%	$3,644	0.05%	-101
Q4 2023	56,939	30	54,138	95.1%	$3,618	-0.45%	746
2023	56,939	293	54,138	95.1%	$3,618	-0.10%	-101
2024*	57,659	720	55,007	95.4%	$3,634	0.40%	905
2025*	57,945	286	55,222	95.3%	$3,678	1.20%	189
2026*	58,152	207	55,303	95.1%	$3,758	2.20%	80
2027*	58,329	177	55,354	94.9%	$3,836	2.10%	52
2028*	58,476	147	55,494	94.9%	$3,942	2.80%	140

*Future Projected Data according to Axiometrics

Source: Axiometrics, 4th Quarter 2023

The Brentwood/Westwood/Beverly Hills submarket consists of approximately 56,939 residential units. Completions are projected to total 1,537 units over the next five years, representing approximately 2.7% of 2023 inventory. After negative net absorption and slightly negative rent growth in 2023, the submarket is forecast to experience positive net absorption and positive rent growth from 2024 to 2028.

The most current figures (Q1 through Q4, 2023) show slowing and then a decline in apartment rents. Broker interviews indicate a significant reduction in development land activity.

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DEMOGRAPHICS

Selected neighborhood demographics in 1-, 3- and 5-mile radius from the subject are shown in the following table:

SELECTED NEIGHBORHOOD DEMOGRAPHICS

11973 San Vicente Los Angeles, CA 90049	1 Mile Radius	3 Mile Radius	5 Mile Radius	Los Angeles County
Population				
2028 Total Population	35,185	236,665	478,108	9,933,940
2023 Total Population	34,879	235,232	474,677	9,965,925
2010 Total Population	31,975	221,326	456,364	9,818,605
2000 Total Population	31,034	209,240	440,678	9,519,048
Annual Growth 2023 - 2028	*0.17%*	*0.12%*	*0.14%*	*-0.06%*
Annual Growth 2010 - 2023	*0.67%*	*0.47%*	*0.30%*	*0.11%*
Annual Growth 2000 - 2010	*0.30%*	*0.56%*	*0.35%*	*0.31%*
Households				
2028 Total Households	18,318	106,762	219,596	3,453,233
2023 Total Households	18,031	105,268	216,145	3,427,635
2010 Total Households	16,828	102,912	211,730	3,241,204
2000 Total Households	17,155	99,435	207,272	3,133,696
Annual Growth 2023 - 2028	*0.32%*	*0.28%*	*0.32%*	*0.15%*
Annual Growth 2010 - 2023	*0.53%*	*0.17%*	*0.16%*	*0.43%*
Annual Growth 2000 - 2010	*-0.19%*	*0.34%*	*0.21%*	*0.34%*
Income				
2023 Median Household Income	$114,309	$111,602	$112,129	$81,362
2023 Average Household Income	$180,027	$176,110	$177,979	$120,981
2023 Per Capita Income	$92,669	$79,721	$81,526	$41,719
2023 Pop 25+ College Graduates	22,210	120,732	246,434	2,514,491
Age 25+ Percent College Graduates - 2023	78.3%	73.2%	71.4%	37.0%

Source: ESRI

As shown, population and household growth in the immediate area has been and is projected to be limited, but overall similar or somewhat superior to Los Angeles County as a whole. This reflects the generally built-up nature of both.

Conversely the subject neighborhood income and education levels are substantially superior to the County as a whole.

IMMEDIATE SURROUNDING AREA

The subject site is located on the northside of San Vicente Boulevard. The parcel adjacent north of the subject is used as surface parking and is under related ownership to the subject. Vacant residential land is located on the north side of the surface parking and is under related ownership to the subject. Further north are upscale single family residences, all in the Brentwood area of the City of Los Angeles.

San Vicente Boulevard is a scenic corridor, with a landscaped median and mature trees. South across San Vicente from the subject are a mix of low- and mid-rise office buildings and one- and

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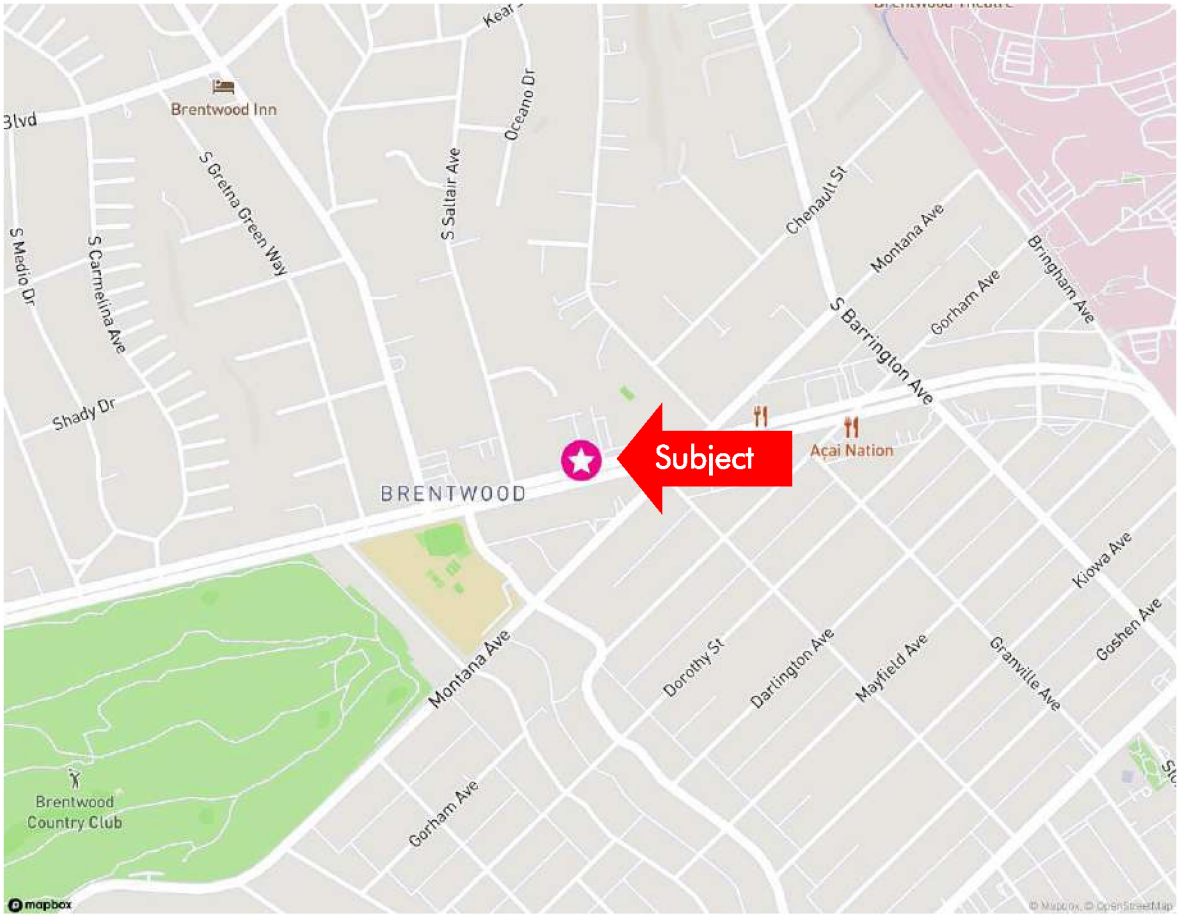
two-story retail and service buildings. Vacant land under related ownership to the subject is located adjacent west of the subject. Further west (at the northeast corner of San Vicente and Saltair Avenue) is a three-story office building.

Adjacent east of the subject is an older retail/service building.

The following map is provided to show the location of the subject and the immediate surrounding area.



San Vicente Boulevard at the subject site is a major divided roadway, heavily landscaped, crossing through West Los Angeles in a generally north-west/south-west direction.

Overall, surrounding uses are considered to be conforming.

CONCLUSION

The subject property is located in the West Los Angeles area, in the community of Brentwood. With its diverse residential and commercial base along with its close proximity to the Pacific Ocean and the UCLA campus, the West Los Angeles area is one of the most desirable areas in Los Angeles County. Based on present market conditions, lack of abundant vacant land, and the overall desirability of the area, property value in Brentwood is expected to retain its highly desirable reputation, establishing the benchmark for the remainder of the region.

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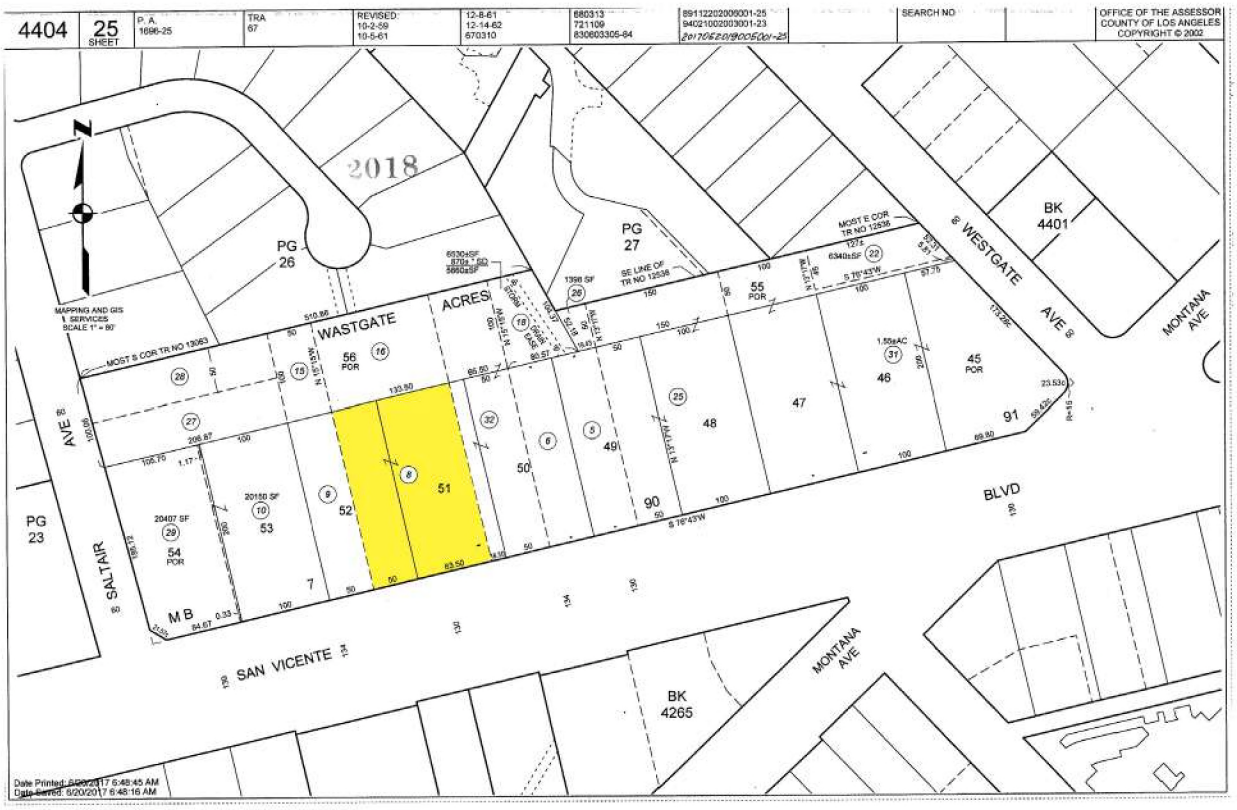
PLAT MAP



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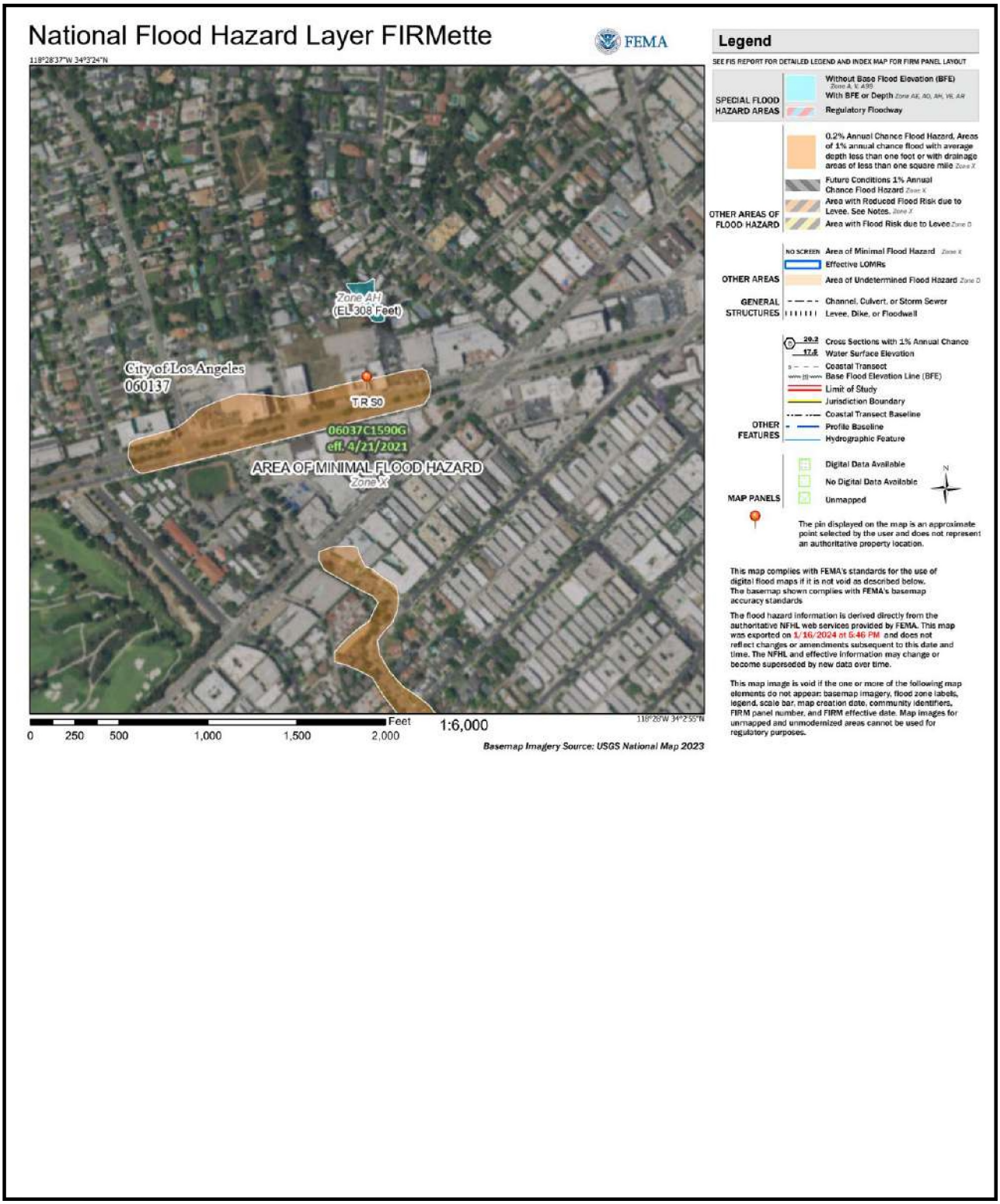
FLOOD PLAIN MAP



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Site Analysis

The following chart and narrative summarize the characteristics of the subject site.

SITE SUMMARY AND ANALYSIS - 11973 SAN VICENTE

Physical Description		
Gross Site Area	0.61 Acres	26,700 Sq. Ft.
Net Site Area	0.61 Acres	26,700 Sq. Ft.
Parcel Number(s)	MB 4404-025-008	
Zoning	C4-1VL	
Flood Map Panel No. & Date	06037C1590G	21-Apr-21
Flood Zone	Zone X (Shaded)	
Shape	Rectangular	
Frontage	133.5 Fr. Ft. (on San Vicente)	
Depth	200 Feet	

Comparative Analysis	**Rating**
Visibility	Good
Functional Utility	Average
Traffic Volume	-
Adequacy of Utilities	Adequate
Landscaping	-
Drainage	Adequate

Utilities	**Availability**
Water	Yes
Sewer	Yes
Natural Gas	Yes
Electricity	Yes
Mass Transit	No

Other	**Yes**	**No**	**Unknown**
Detrimental Easements			X
Encroachments			X
Deed Restrictions	X		
Reciprocal Parking Rights			X

Various sources compiled by CBRE

LOCATION

The subject site is on the north side of San Vicente Boulevard, east of Saltair Avenue.

TOPOGRAPHY

The site slopes slightly upward from San Vicente Street.

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INGRESS/EGRESS – STREETS

San Vicente Boulevard, at the subject, is an east/west street that has a dedicated width of 134 feet and is improved with two lanes of traffic in each direction separated by a center median. Street improvements include asphalt paving and concrete curbs, gutters and sidewalks, and street lighting. Street parking is permitted. The street median is landscaped, with mature trees.

The east side of the San Vicente frontage (11973 San Vicente) is a driveway shared with the abutting property to the east (11961 San Vicente). It is approximately 15 feet wide, based on a recorded "Agreement" (recorded June 18, 1970; doc. #2948). The legal description of this document is apparently in error.

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Improvement Description – Required Work/Status

The only significant improvements consist of the Barry Building, located at 11973 San Vicente Boulevard, on the subject site, with surface parking to the rear.

Size: Per Hill International, the building has a gross area of 15,434 square feet, including 1,150 square feet of balcony and walkway. The gross building area excluding the balcony and walkway is 14,284 square feet. The "leaseable" area is reported at 12,800 square feet.

Design and Layout: A two-story office over retail/service structure with overall dimensions of 100 by 107 feet, built around a 43 by 56 foot court yard, essentially dividing the building into four wings.

Exterior Walls: Stucco with flat windows, now boarded up.

Structural: Wood-frame on a four inch concrete slab at grade, with a flat roof structure.

The south wing ground floor is an open pedestrian passage way to the interior court yard. It has no bearing walls, resulting in the Soft Story Ordinance issues discussed below (required code work).

Mechanical: One restroom on each floor; central meter for electrical; ducted heat; window/wall air conditioning units (removed); stair access only to second floor.

Interior: All in poor condition. Considerable water damage from roof leaks. Wood floors. Painted plaster walls and ceiling.

History: Built in 1951, an example of commercial mid-century modern design. It was listed in 2007 as L.A. City Historic-Cultural Monument #887.

It has been vacant since 2017, with chain link fencing and plywood placed around it for security. Ongoing problems with break-ins and homeless squatters.

Other Improvements: The central courtyard has some remaining landscaping, and two design stairways. Interior access on the second floor is by walkways and covered balconies, totaling approximately 1,150 square feet.

Rear asphalt paving, in poor condition.

Required Code Work: Based on data provided by the law firm of Alston & Bird, attorneys for the property owner (letter dated April 20, 2023, subsequent interviews with Ed Casey, Esq.); together with studies by the City of Los Angeles Department of Building and Safety (inspection October 21, 2014); by Englekirk Structural Engineers (June 2021 to October 2022), Gruen Associates-Barry Building, ADA Upgrade Requirements (June 2021), and Hill International Cost Report Regarding Barry Building Renovation (June 26, 2024, updated November 6, 2024), our onsite inspection, and

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interviews with Mr. Harden, the site manager; the subject building has the following seismic and other code issues and costs:

1) It violates the L.A. City Soft Story Ordinance, specifically due to its open ground floor at its south wing.
2) The remaining wings are severely (190 to 650%) "over stressed", requiring major additional seismic work.
3) The building requires major Americans with Disabilities Act (ADA), including limits on the number and design of restrooms and the lack of elevators.
4) Additional code work is also required, as well as major mechanical, roof, interior and exterior repairs and replacements.
5) The cost for renovating the Barry Building is estimated at $15,440,000, per Hill International letter dated June 27, 2024, as updated November 6, 2024. (This is the direct cost only, not including legal, finance, interior tenant improvements, or developer's profit.)

   As described, it would require very major costs to renovate, in the range of $1,080.85 per square foot of gross area ($15,440,000 ÷ 14,284 sq. ft. gross), direct costs only.

Demo Permit EIR:

In 2019 an application to demolish the building was made by the owner, requiring an Environmental Impact Report (EIR). That report, citing the issues and costs described above, was completed in 2023, prior to the date of value. However certification of it, and additional public hearings remain.

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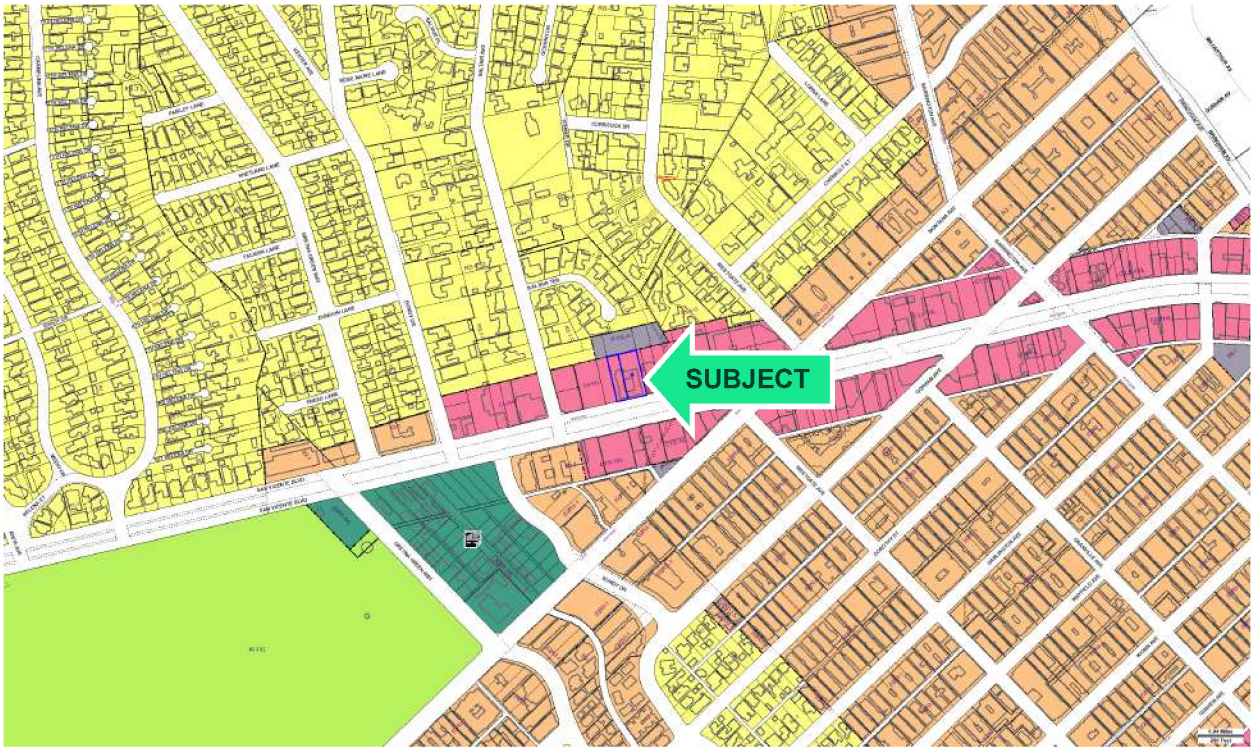
ZONING MAP



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Zoning

The following chart summarizes the subject's zoning requirements.

ZONING SUMMARY - 11973 SAN VICENTE	
Current Zoning	C4-1VL
Legally Conforming	Yes
Uses Permitted	Most retail, office, & commercial uses; multi-family residential to the R4 (1/400 Sq. Ft. land area) density.
Zoning Change	Not likely
Category	**Zoning Requirement**
Minimum Lot Size	Generally none
Minimum Lot Width	Generally none
Maximum Height	45 Feet; 3 story
Minimum Setbacks	Generally None
Maximum FAR/Density	1.50 : 1
Subject's Actual FAR	N/A
Subject's Actual Density	N/A
Parking Requirements	-
Subject's Actual Parking	N/A
Source: Planning & Zoning Dept.	

The general plan (Brentwood-Pacific Palisades) designation is Neighborhood Office Commercial. It is ineligible under the Transit Oriented Communities (TOC).

The site is also subject to the San Vicente Scenic Corridor Specific Plan, which requires streetscape design criteria to "…protect the pedestrian-scale and community-oriented commercial nature…" along the Boulevard (ENV-2019-EIR).

The "1VL" is a height district generally allowing a maximum building height of 45 feet or 3-story and a density (floor area ratio or FAR) of 1.5 to one.

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Tax and Assessment Data

In California, privately held real property is typically assessed at 100% of full cash value (which is interpreted to mean market value of the fee simple estate) as determined by the County Assessor. Generally, a reassessment occurs only when a property is sold (or transferred) or when new construction occurs (as differentiated from replacing existing construction). In the case of long-term ground leases, the general rule is that a reassessment is made at the time of assigning or terminating a lease where the remaining term is more than 35 years. For reassessment purposes, the lease term includes all options to extend. Assessments for properties that were acquired before the tax year 1975-1976 were stabilized as of the tax year 1975-1976. Property taxes are limited by state law to 1% of the assessed value plus voter-approved obligations and special assessments. If no sale (or transfer) occurs or no new building takes place, assessments may not increase by more than 2% annually.

The following table summarizes the actual subject 2023-2024 assessments.

AD VALOREM TAX INFORMATION

Assessor Parcel No.	Assessed Value	Property Taxes	Effective Tax Rate
MB 4404-025-008	$5,270,505	$65,276.49	1.2385%

Source: L.A. County Assessor's Office

The subject is located in Tax Rate Area 67, with a current real property tax rate of 1.199398%.

CONCLUSION

For purposes of this analysis, CBRE, Inc. assumes that all taxes are current. If the subject sold for the value estimate in this report, a reassessment at that value would most likely occur, with tax increases limited to two percent annually thereafter until the property is sold again. The consequences of this reassessment have been considered in the appropriate valuation sections.

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Highest and Best Use

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

legally permissible;
physically possible;
financially feasible; and
maximally productive.

The highest and best use analysis of the subject is discussed below.

AS VACANT

The "As Vacant" highest and best use analysis is excluded from consideration due to the specific assumption that the existing building must be preserved.

AS IMPROVED

The subject site is improved with the Barry Building, a vacant and very deteriorated building.

Required Costs

As described, it would require very major costs to retrofit/renovate, in the range of $1,080 per square foot of gross area ($15,440,000 ÷ 14,284 square feet gross), direct costs only.

A portion of these costs may be offset by a 20% income tax credit for the rehabilitation of historic buildings. "Certified Historic Structures," as determined by the Secretary of the Interior, through the National Park Service, may be eligible for the credit. The 20% rehabilitation tax credit is equal to 20% of the amount spent on "qualified rehabilitation expenditures." For additional information the term "qualified rehabilitation expenditures" see I.R.C. § 47(c)(2), Treasury Regulation § 1.48-12(b) and (c). CBRE is not qualified to provide tax, legal or accounting advice, and it is recommended that the client/reader consult an accountant, tax attorney, or the Internal Revenue Service.

However, even with the potential 20% income tax credit, the direct project costs would be in the range of $865 per square foot of gross area ($15,440,000 x 80% = $12,355,200 ÷ 14,284 square feet gross).

Additional Costs Not Shown

These direct costs do not include the additional indirect costs that would be incurred for legal, finance, developer's profit, and tenant improvements.

1) These required direct costs would almost certainly require some additional legal and administrative costs.
2) Required direct costs would either be financed, with additional interest costs; or would be paid for out of savings taken from other (profit or interest earning) investments.

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3) The developer doing this work—undertaking the economic risks of the project—requires some reward or profit.

4) The office market typically requires a landlord to provide interior buildout for floor cover, walls, ceiling, electric and mechanical specific to the tenant's requirements—costs not included in the Hill International cost study.

These indirect costs (excluding tenant improvements/interior buildout) typically are in the range of 10% to 20% of direct costs.

Highest and Best Use – As Improved

As shown in the following section, the rehabilitation costs, both with and without the possible tax credit, are substantially above the value of similar (but operating) low rise office buildings in the area.

Under the specific assumption that the existing building must be preserved, highest and best use "As Improved" is to abandon it.

Note, conversion to a residential or partial residential use would require essentially similar seismic, structural, and ADA access work and costs, with increased interior remodeling, plumbing, and mechanical work.

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Sales Comparison Approach

Assuming preservation and retrofit/renovation of the subject Barry Building, its value after retrofit/renovation would reflect the sales prices of similar low rise office buildings in the West Los Angeles market.

COMPARABLE OFFICE BUILDING SALES

	Address Name	Size (S.F.) Year Built/Renov.	Sale Date Doc. No.	Sales Price Price/S.F.
1)	11860 Wilshire Boulevard, Los Angeles, CA 90025	16,000 1963/2005	Feb. 23, 2024 24-119879, 119904, & 125238	$11,500,000 $718.75
2)	2136 Cotner Avenue, Los Angeles, CA 90025	7,000 1969	Feb. 16, 2024 24-104834	$3,625,000 $517.86
3)	1100 South Beverly Drive, Los Angeles, CA 90035	7,160 1952	Feb. 20, 2024 24-109367	$4,500,000 $628.49
4)	520 South Sepulveda Boulevard, Los Angeles, CA 90049	19,812 1970	Mar. 30, 2023 23-201478	$9,300,000 $469.41
5)	1554 South Sepulveda Boulevard, Los Angeles, CA 90025	19,600 1949/1986	Mar. 28, 2023 23-195008	$10,000,000 $510.20
6)	11440 San Vicente Boulevard, Brentwood, CA 90049	24,317 1972	Feb. 2, 2022 22-131010	$19,000,000 $781.35
7)	1630-1638 12th Street, Santa Monica, CA 90404	19,335 1955	Sept. 26, 2023 23-647492	$20,200,000 $1,044.74
8)	604 Arizona Avenue, Santa Monica, CA 90401	44,260 1950/2005	Aug. 25, 2023 23-567028	$32,500,000 $734.30
9)	1386-1388 Westwood Boulevard (Retail/Office) Los Angeles, CA 90024	7,530 1931	Sept. 8, 2023 23-59936	$3,900,000 $517.93
	SUBJECT 11973 San Vicente, Los Angeles (Brentwood), CA 90049	14,284 1951/2024*	D.O.V. Oct. 15, 2024	Renovation Costs $12,355,200** $865

Source: CBRE *Hypothetical after renovation **Estimated direct cost only

The comparable sales range in price per square foot from $469 to $1,045 per square foot, averaging $658 per square foot.

Comparable 4, at the low end of the range, is a larger four-story, multi-tenant office building located just east of the 405 Freeway and south of Montana Avenue, in Los Angeles. It requires some upward adjustment.

Comparable 7, at the high end of the range, is a one-story, single-tenant office building with a superior location in the City of Santa Monica.

Excluding Comparables 4 and 7 (the two extremes) narrows the ranger from $518 to $781, and lowers the average to $630.

Comparable 1, the most recent sale (and the third highest), is a medical office building with a superior build-out compared to general office buildings. It also requires downward adjustment.

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The office market generally is clearly distressed, due to remote work, higher interest rates, and the general economy. Retained in our files is data on a number of current, unsuccessful office building sale listings, at prices similar to the range of the prior sales cited above.

The subject value, if retrofitted/renovated, would be towards the upper middle of the range, at $600 to $700 per square foot.

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Value Conclusion

In the sales comparison approach, the subject assuming required retrofit/renovation was compared to similar recently sold properties.

As described in the prior section, we found nine such sales, ranging in price per square foot from $469.41 to $1,044.74 per square foot, averaging $658.11 per square foot. Excluding the high and low extremes leaves seven sales at an average sales price of $630 per square foot.

The cost to retrofit/renovate is estimated at $865 per square foot, or $12,355,200, assuming the 20% rehabilitation tax credit is received, but excluding indirect costs (legal, finance, developer's profit, and tenant improvements). The latter items would add 10 to 20% to the cost, plus the tenant improvements. The resulting cost significantly exceeds the potential value.

Value Conclusion – Assuming Preservation

Under the specific assumption that the existing building must be preserved, and reflecting the costs required to retrofit/renovate it, the subject property has zero (or negative) value.

MARKET VALUE CONCLUSION

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Preservation of Barry Building	Fee Simple Estate	October 15, 2024	Zero

Compiled by CBRE

If all required costs were in fact incurred, the resulting value would be negative.

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Assumptions and Limiting Conditions

1. CBRE, Inc. through its appraiser (collectively, "CBRE") has inspected through reasonable observation the subject property. However, it is not possible or reasonably practicable to personally inspect conditions beneath the soil and the entire interior and exterior of the improvements on the subject property. Therefore, no representation is made as to such matters.
2. The report, including its conclusions and any portion of such report (the "Report"), is as of the date set forth in the letter of transmittal and based upon the information, market, economic, and property conditions and projected levels of operation existing as of such date. The dollar amount of any conclusion as to value in the Report is based upon the purchasing power of the U.S. Dollar on such date. The Report is subject to change as a result of fluctuations in any of the foregoing. CBRE has no obligation to revise the Report to reflect any such fluctuations or other events or conditions which occur subsequent to such date.
3. Unless otherwise expressly noted in the Report, CBRE has assumed that:
   (i) Title to the subject property is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE has not examined title records (including without limitation liens, encumbrances, easements, deed restrictions, and other conditions that may affect the title or use of the subject property) and makes no representations regarding title or its limitations on the use of the subject property. Insurance against financial loss that may arise out of defects in title should be sought from a qualified title insurance company.
   (ii) Existing improvements on the subject property conform to applicable local, state, and federal building codes and ordinances, are structurally sound and seismically safe, and have been built and repaired in a workmanlike manner according to standard practices; all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; and the roof and exterior are in good condition and free from intrusion by the elements. CBRE has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. CBRE appraisers are not engineers and are not qualified to judge matters of an engineering nature, and furthermore structural problems or building system problems may not be visible. It is expressly assumed that any purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems.
   (iii) Any proposed improvements, on or off-site, as well as any alterations or repairs considered will be completed in a workmanlike manner according to standard practices.
   (iv) Hazardous materials are not present on the subject property. CBRE is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater, mold, or other potentially hazardous materials may affect the value of the property.
   (v) No mineral deposit or subsurface rights of value exist with respect to the subject property, whether gas, liquid, or solid, and no air or development rights of value may be transferred. CBRE has not considered any rights associated with extraction or exploration of any resources, unless otherwise expressly noted in the Report.
   (vi) There are no contemplated public initiatives, governmental development controls, rent controls, or changes in the present zoning ordinances or regulations governing use, density, or shape that would significantly affect the value of the subject property.
   (vii) All required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be readily obtained or renewed for any use on which the Report is based.
   (viii) The subject property is managed and operated in a prudent and competent manner, neither inefficiently, nor super-efficiently.
   (ix) The subject property and its use, management, and operation are in full compliance with all applicable federal, state, and local regulations, laws, and restrictions, including without limitation environmental laws, seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, and licenses.
   (x) The subject property is in full compliance with the Americans with Disabilities Act (ADA). CBRE is not qualified to assess the subject property's compliance with the ADA, notwithstanding any discussion of possible readily achievable barrier removal construction items in the Report.

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(xi) All information regarding the areas and dimensions of the subject property furnished to CBRE are correct, and no encroachments exist. CBRE has neither undertaken any survey of the boundaries of the subject property, nor reviewed or confirmed the accuracy of any legal description of the subject property.

Unless otherwise expressly noted in the Report, no issues regarding the foregoing were brought to CBRE's attention, and CBRE has no knowledge of any such facts affecting the subject property. If any information inconsistent with any of the foregoing assumptions is discovered, such information could have a substantial negative impact on the Report and any conclusions stated therein. Accordingly, if any such information is subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. CBRE assumes no responsibility for any conditions regarding the foregoing, or for any expertise or knowledge required to discover them. Any user of the Report is urged to retain an expert in the applicable field(s) for information regarding such conditions.

4. CBRE has assumed that all documents, data and information furnished by or on behalf of the client, property owner or owner's representative are accurate and correct, unless otherwise expressly noted in the Report. Such data and information include, without limitation, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any error in any of the above could have a substantial impact on the Report and any conclusions stated therein. Accordingly, if any such errors are subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. The client and intended user should carefully review all assumptions, data, relevant calculations, and conclusions of the Report and should immediately notify CBRE of any questions or errors within 30 days after the date of delivery of the Report.
5. CBRE assumes no responsibility (including any obligation to procure the same) for any documents, data or information not provided to CBRE, including, without limitation, any termite inspection, survey or occupancy permit.
6. All furnishings, equipment and business operations have been disregarded with only real property being considered in the Report, except as otherwise expressly stated and typically considered part of real property.
7. Any cash flows included in the analysis are forecasts of estimated future operating characteristics based upon the information and assumptions contained within the Report. Any projections of income, expenses and economic conditions utilized in the Report, including such cash flows, should be considered as only estimates of the expectations of future income and expenses as of the date of the Report and not predictions of the future. This Report has been prepared in good faith, based on CBRE's current anecdotal and evidence-based views of the commercial real estate market. Although CBRE believes its views reflect market conditions on the date of this Report, they are subject to significant uncertainties and contingencies, many of which are beyond CBRE's control. In addition, many of CBRE's views are opinion and/or projections based on CBRE's subjective analyses of current market circumstances. Actual results are affected by a number of factors outside the control of CBRE, including without limitation fluctuating economic, market, and property conditions. Actual results may ultimately differ from these projections, and CBRE does not warrant any such projections. Further, other firms may have different opinions, projections and analyses, and actual market conditions in the future may cause CBRE's current views to later change or be incorrect. CBRE has no obligation to update its views herein if its opinions, projections, analyses or market circumstances later change.
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ADDENDA

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Addendum A

HILL INTERNATIONAL NOVEMBER 6, 2024 COST LETTER

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November 6, 2024

Mr. Edward Casey
Partner, Alston & Bird
350 South Grand Avenue
Los Angeles, CA 90071

Subject: Barry Building – Opinion of Probable Retrofit Cost

Dear Mr. Casey,

I am sending you this letter to provide a summary of our updated analysis of the costs to perform seismic retrofit and other work on the Barry Building in Los Angeles. Our last analysis was reviewed in my letter to Alston & Bird dated June 27, 2024, and the enclosures to that letter. We updated our analysis to primarily address two issues. First, we updated for the inflationary increase in construction costs, which has been at an annualized rate of 6.8% during 2024.

Second, we excluded certain work that may not have to be carried out due to the provisions of the California Historic Building Code. For example, ADA work including Elevators, Railings, Plumbing, and pathways. The details of this excluded work are provided on the third sheet of the attached spreadsheet. The work that remains to be performed for the seismic retrofit and other necessary work is detailed on the second sheet of the attached spreadsheet.

General Estimate for New Construction

A summary of our updated analysis is provided on the first sheet of the attached spreadsheet. Our construction estimates for this project are in line with the costs for new commercial construction in Los Angeles, which currently range from $970 to $1,270 per square foot. In the context of the proposed Annex, we project that costs could be on the higher side due to, among other things, the required access and roadway modifications, and the necessary replacement of the 70-year-old water main and storm drainage system. In addition, the demolition of a portion of the Barry Building to accommodate the Annex presents some complexities. The targeted section is a concrete masonry unit structure that supports the original building, necessitating additional structural work post-demolition to ensure stability. We estimate the demolition cost to be approximately $8.50 per square foot, with the added structural support to the original building projected at $135,000. This estimate errs on the conservative side.

Based on the analysis and information provided in the attached spreadsheet, it is our opinion that the direct cost to carry out the structural work and associated construction tasks described in the first and second pages of the attached spreadsheet is $15,438,389 as of October 2024.

Please feel free to reach out if you need further clarification or additional information.

Sincerely,

Louis Rivera

Mr. Louis Rivera
Sr. Director of Estimating
Hill International, Inc.

Enclosures:

Barry Building Retrofit Scope Costs 10_3_24 OSWELL R3

Addendum B

QUALIFICATIONS

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QUALIFICATIONS OF DAVID A. ZORASTER, MAI

Senior Vice President
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EDUCATION

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American Society of Appraisers, Seminars
International Association of Assessment Officers, Seminars
Appraisal Institute, Seminars and Courses
American Society of Farm Managers and Rural Appraisers, Seminars
University of California at Los Angeles, Extension Courses

LICENSES/CERTIFICATIONS

- Member, Appraisal Institute (MAI)
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- Advanced Appraiser for Property Tax Purposes, State Board of Equalization
- California Community College Instructor's Credential in Real Estate
- UCLA Extension Certificate in Real Estate

GUEST LECTURER AND AUTHOR

- Society of Governmental Appraisers
- The American Society of Appraisers
- The Trust Real Estate Bankers Group
- The Appraisal Journal, Appraisal Institute
- Society of Real Estate Appraisers
- CLE (Continuing Legal Education)
- International Assoc. of Assessment Officers
- Appraisal Institute, National Conference
- So. Calif. Chapter of the Appraisal Institute
- International Right of Way Association
- UCLA Extension
- ULI (Urban Land Institute)

EXPERT WITNESS

Los Angeles County Superior Court; Los Angeles County Assessment Appeals Board; San Francisco Assessment Appeals Board; United States Bankruptcy Court; United States Federal District Court; American Arbitration Association; Kern County Superior Court

EMPLOYMENT

CBRE Valuation and Advisory Services	2012 –
Los Angeles County Assessor's Office – Chief Deputy, Commercial & Investment Properties	2011
CB Richard Ellis, Inc. (Coldwell Banker) Valuation & Advisory Services	1978 – 2011
Los Angeles County Assessor's Office	1970 – 1978
Evening Instructor, Real Estate Appraisal – West Los Angeles Community College	1976 – 1978
Evening Instructor, Real Estate Economics – Glendale Community College	2009 – 2013

SIGNIFICANT ASSIGNMENTS

Pacific Design Center, West Hollywood
California Mart, Downtown Los Angeles
Broadway (The Bloc) Plaza, Arco Towers, Union Bank Plaza
Downtown Los Angeles Financial District
Seventh Street Produce Market, Downtown Los Angeles
New Chinatown, Los Angeles
Los Angeles Center Studios, Los Angeles
East Fifth Street Skid Row, Los Angeles
Million Dollar Theatre Building/Grand Central Market,
Downtown Los Angeles
Redondo Beach/King Harbor Rent Arbitration
Broad Museum, Museum of Contemporary Art (MOCA),
Colburn School, (ground leases) Bunker Hill
Patina Restaurant Group leaseholds,
Hollywood Bowl, Disney Concert Hall,
LACMA, Norton Simon
Hollywood Park/Santa Anita/Golden Gate Racetracks
Hauser & Wirth Art Gallery Rent Reset Arbitration,
Downtown Los Angeles, 2024
Marriott/Intercontinental Hotel and Marina, San Diego
Hollywood Palladium, Hollywood
Egyptian Theater, Hollywood
Los Angeles Times Mirror Square, Downtown Los Angeles
Chevron Corporate Headquarters, San Francisco
Los Angeles Flower Mart, Downtown Los Angeles
Los Angeles Union Station, Downtown Los Angeles
Federal Reserve Bank of San Francisco Headquarters, San Francisco
The Cornfield State Park Site, Los Angeles
The Shrine Auditorium, Los Angeles
Murdock Plaza (10900 Wilshire), Ground Rent Arbitrations, 2008 & 2018
Sony Pictures Plaza Lease Arbitration, Culver City, 2003 & 2008
Capitol Records, Hollywood, 2016 Lease Arbitration
Santa Monica Business Park Ground Rent Arbitration 2008; Mediation 2018
Paul Hastings, 515 S. Flower, Downtown LA, 1998 Lease Arbitration
Baker & Hostetler, 600 S. Grand, Downtown LA, 1995 Lease Arbitration
Neiman Marcus, 9700 Wilshire, Beverly Hills,
2019 Ground Lease Arbitration



VALUATION & ADVISORY SERVICES

David Warren

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Education

- Georgetown University, Washington, D.C., Bachelor of Arts, Economics and Government

Professional Experience

David Warren is a Senior Valuation Associate with CBRE Valuation & Advisory Services in Los Angeles. Since joining CBRE in 2017, Mr. Warren has provided significant appraisal assistance in the valuation of industrial, office, retail, multifamily, land, and mixed-use properties in Southern California. He is a graduate of Georgetown University, Washington, D.C., with an undergraduate degree in Economics and Government.

Professional Affiliation & Accreditations

- California Certified General Real Estate Appraiser

Appraisal Coursework

- Sales Comparison Approach, Site Valuation and Cost Approach, Laws and Regulations for California Appraisers, Elimination of Bias and Cultural Competency for Appraisers, Income Approach, Commercial Appraisal Review, Market Analysis Highest and Best Use, General Report Writing & Case Studies, Basic Appraisal Principles

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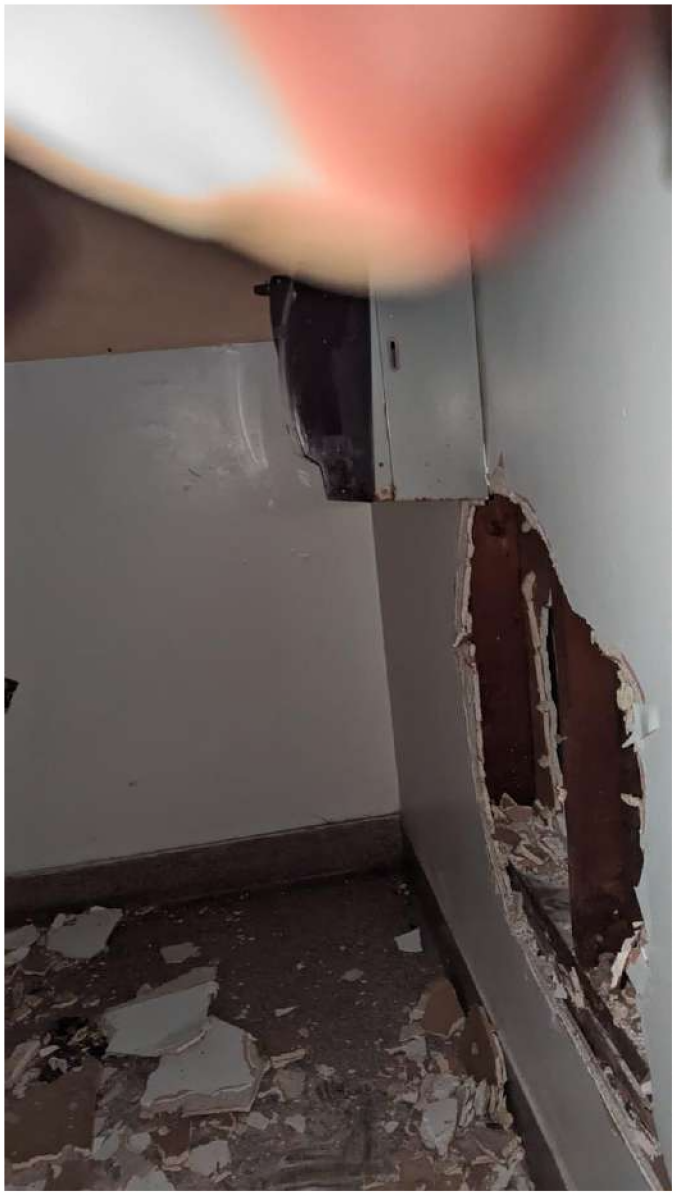
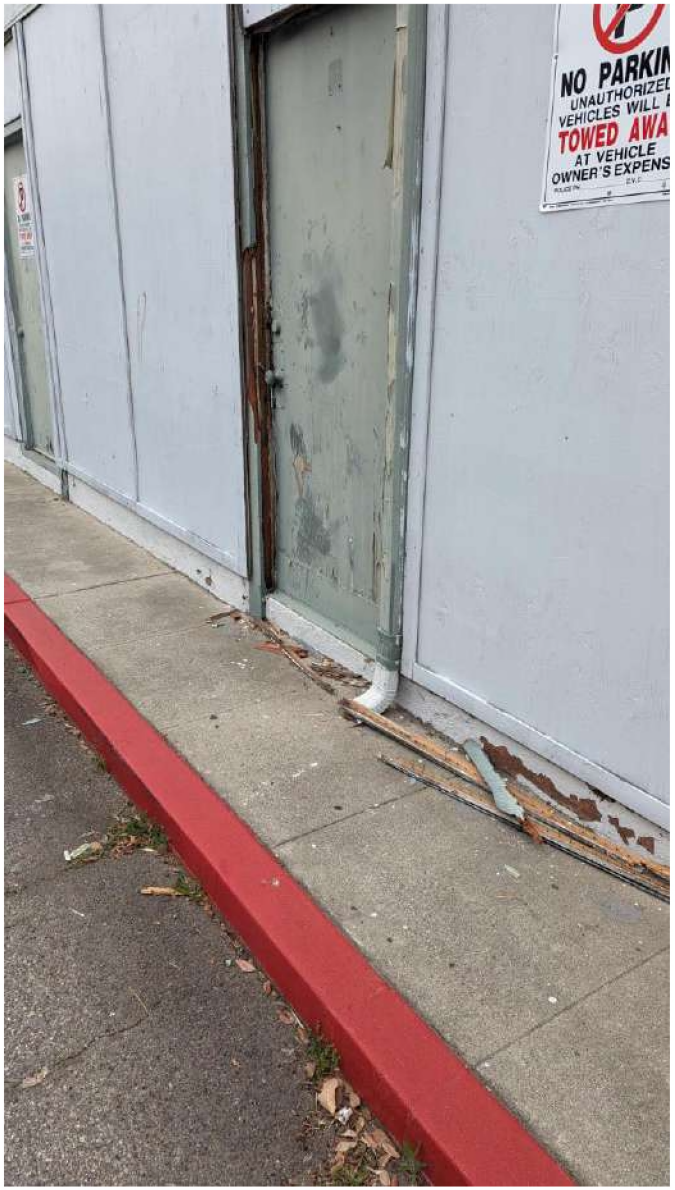
Attachment D

Photographs of May 2024 Break-in at Barry Building (taken by Property Manager)



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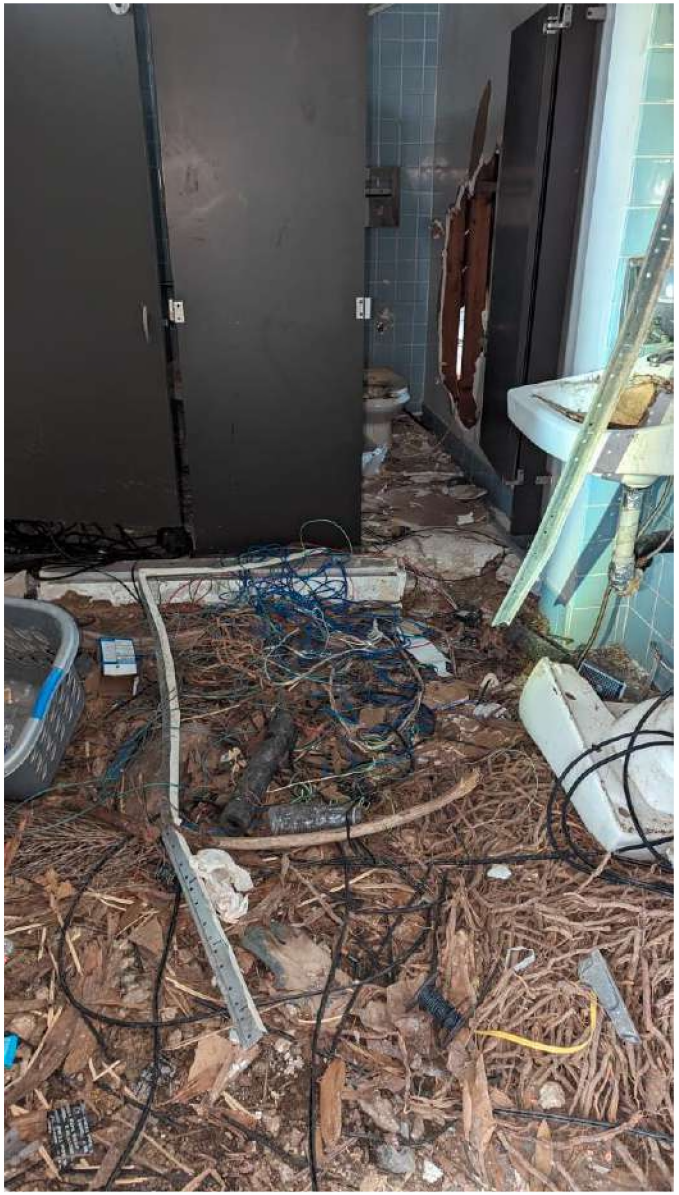


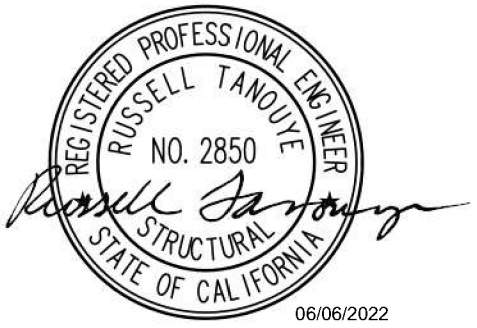
Enclosure 5

Attachment A

11973 San Vicente Boulevard

ASCE 41-13 Seismic Assessment

Los Angeles, California



06/06/2022

Englekirk

STRUCTURAL ENGINEERS

June 6, 2022

Job No. 12-L038B

11973 San Vicente Boulevard

ASCE 41-13 Seismic Assessment

Los Angeles, California

Submitted to:

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

June 6, 2022

Job No. 12-L038B

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TABLE OF CONTENTS

1.0 Introduction 1

2.0 Information Reviewed 1

3.0 Building Structural Design 1

4.0 Seismicity 2
4.1 Ground Motion Estimates for Seismic Review (ASCE 41-13) 2
4.2 Seismic or Geotechnical Hazards 2

5.0 Seismic Evaluation Summary 3
5.1 ASCE 41-13 Tier 1 3

6.0 Voluntary Seismic Evaluation 4
6.1 North Wing 5
6.2 East Wing 5
6.3 South Wing 5
6.4 West Wing 5
6.5 Typical Existing Roof and Floor Diaphragm 5

7.0 Voluntary Seismic Retrofit Scheme 6
7.1 Strengthening the Existing Shear Wall 6

8.0 Conclusions 6

Appendix A – Tier 1 Checklists

1.0 INTRODUCTION

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

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

2.0 INFORMATION REVIEWED

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

3.0 BUILDING STRUCTURAL DESCRIPTION

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

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

The lateral bracing for this building consists of the horizontal floor and roof diaphragms and the perimeter vertical shear walls. The second floor and roof consist of diagonal sheathing. The nailing pattern for the

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

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

The south wing that faces San Vicente Boulevard utilizes a pass-through at the ground floor that accesses the interior courtyard. As a result, there are no bearing walls that extend to the foundation. Instead, the second floor is supported on a series of steel columns. There are some exterior walls on the eastern side, but they are discontinuous between floors.

4.0 SEISMICITY

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

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

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

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

4.2 Seismic or Geotechnical Hazards

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

fault rupture. The map indicates that the site, shown in Figure 4.2, has not been identified as a potential location for any of these seismic or geotechnical hazards.

5.0 SEISMIC EVALUATION SUMMMARY

5.1 ASCE 41-13 Tier 1

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

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

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

Table 5.1: Summary of Checklist Findings

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

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

6.0 VOLUNTARY SEISMIC EVALUATION

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

The existing building geometry structurally separates the building into four separate wings. Discontinuities at the second floor and roof occur at each wing interface, thereby creating discontinuous horizontal

diaphragms between each wing. Because they are separate wings, each wing cannot rely on the adjacent wings to resist seismic loads. Therefore, each wing was evaluated individually.

6.1 North Wing

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

6.2 East Wing

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

6.3 South Wing

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

6.4 West Wing

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

6.5 Typical Existing Roof and Floor Diaphragm

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

7.0 Voluntary Seismic Retrofit Scheme

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

7.1 Strengthening Existing Shear Wall

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

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

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

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

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

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

8.0 CONCLUSIONS

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

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

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

RT:gh

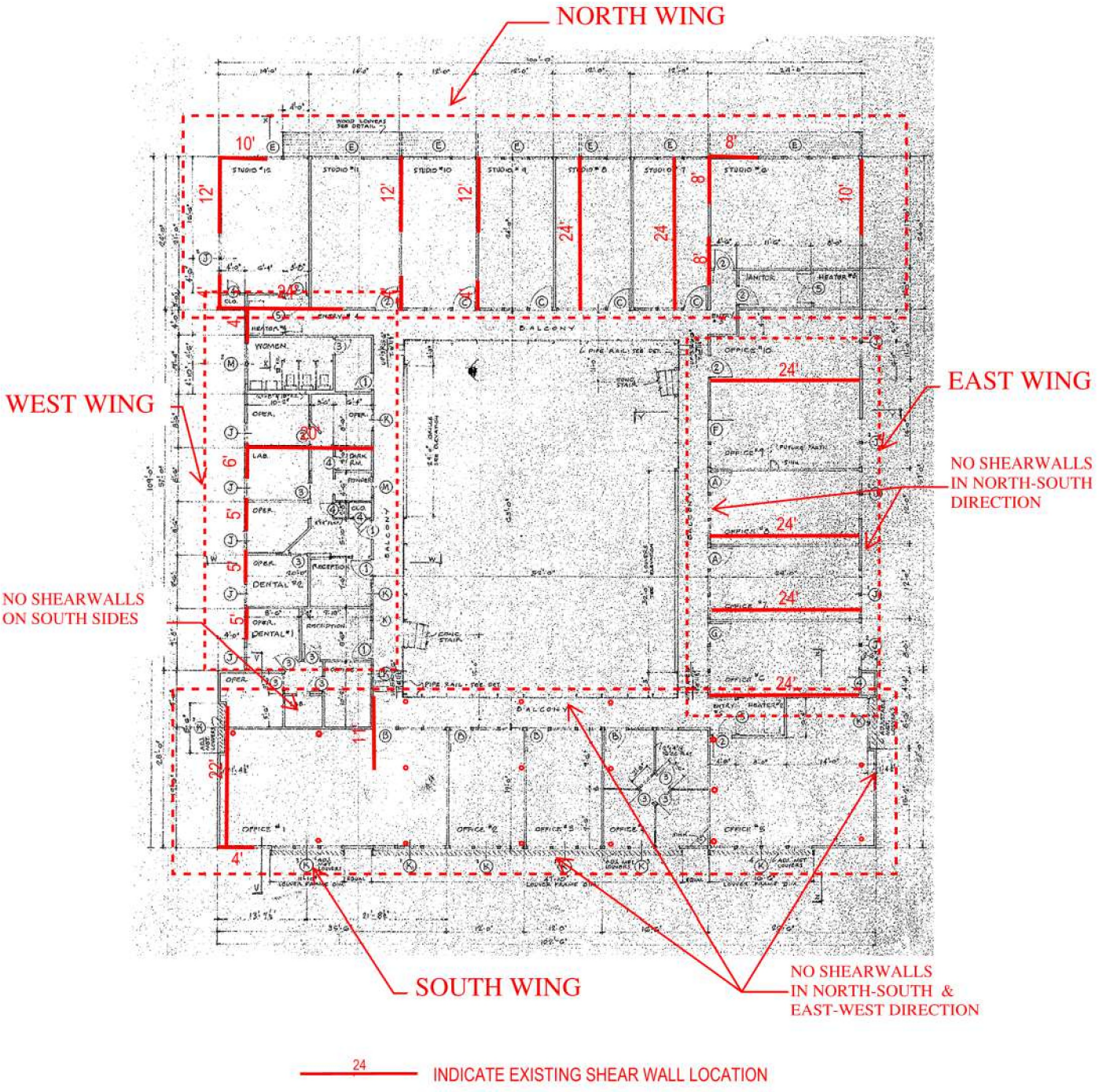


Figure 3.1: Existing Shear Wall Locations

May 26, 2021
Job No. 12-L038B

USGS Design Maps Summary Report

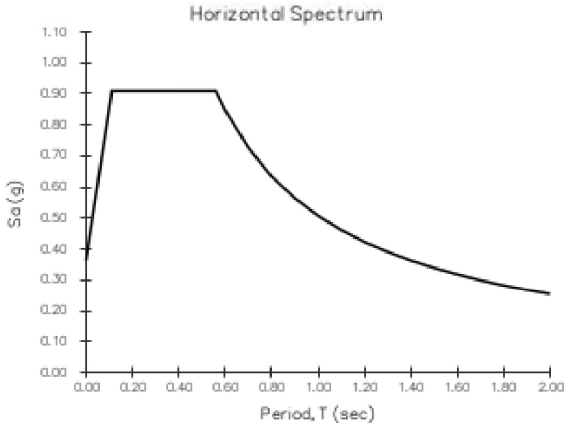
User–Specified Input

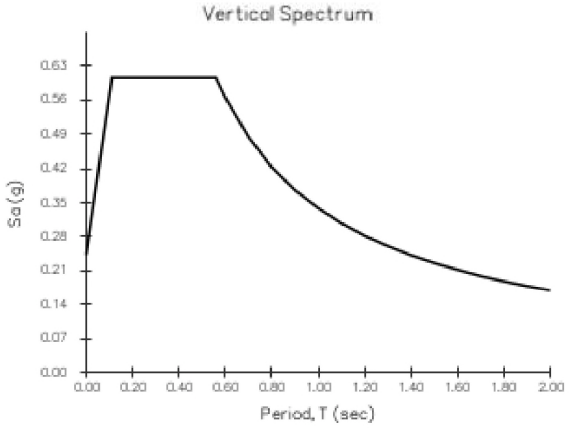
Report Title	11973 San Vicente Blvd Wed May 31, 2017 18:40:24 UTC
Building Code Reference Document	ASCE 41-13 Retrofit Standard, BSE-1E (which utilizes USGS hazard data available in 2008)
Site Coordinates	34.05251°N, 118.47185°W
Site Soil Classification	Site Class D – "Stiff Soil"



USGS–Provided Output

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





Although this information is a product of the U.S. Geological Survey, we provide no warranty, expressed or implied, as to the accuracy of the data contained therein. This tool is not a substitute for technical subject-matter knowledge.

Figure 4.1: Spectral Ordinates per ASCE 41-13

May 26, 2021
Job No. 12-L038B

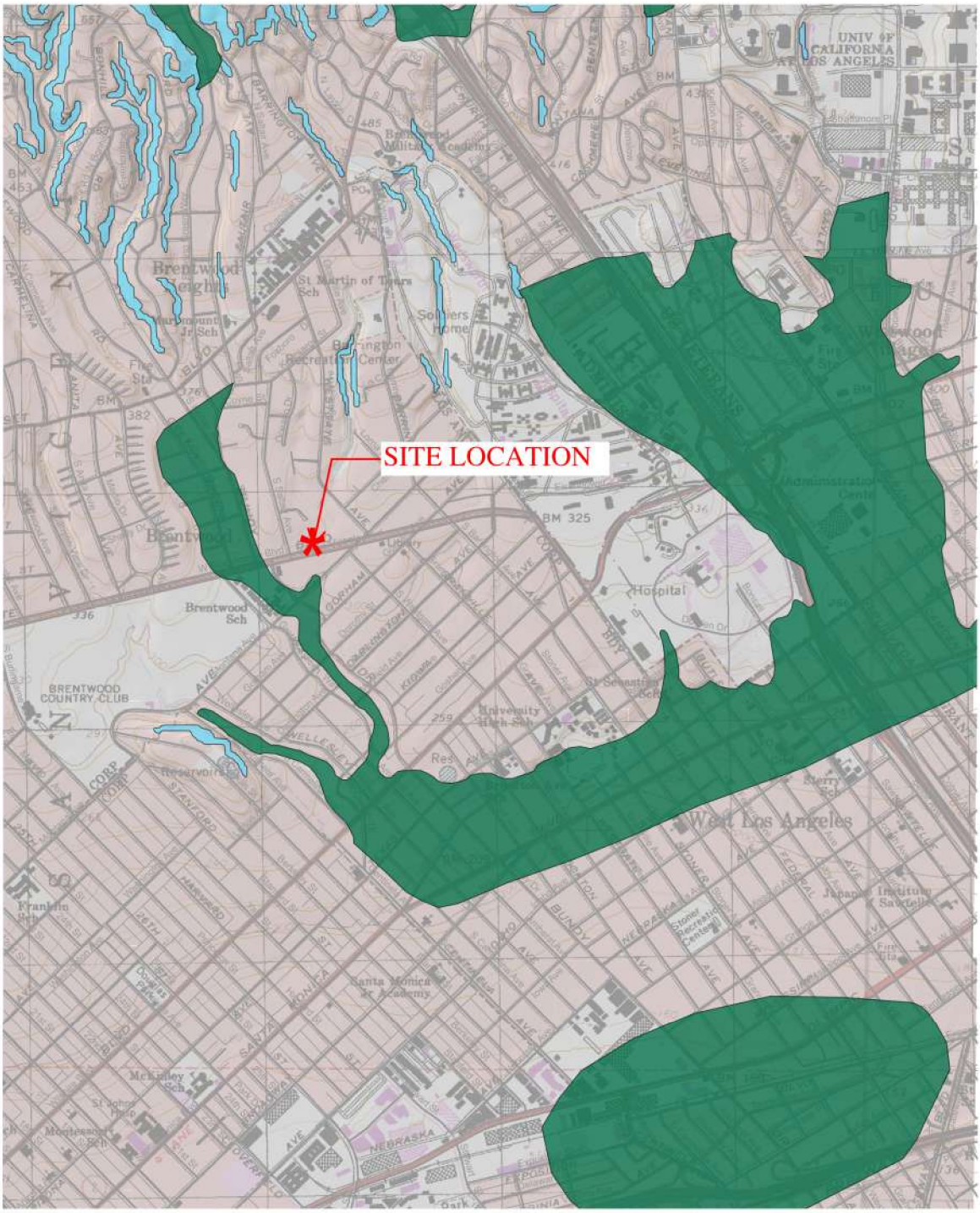
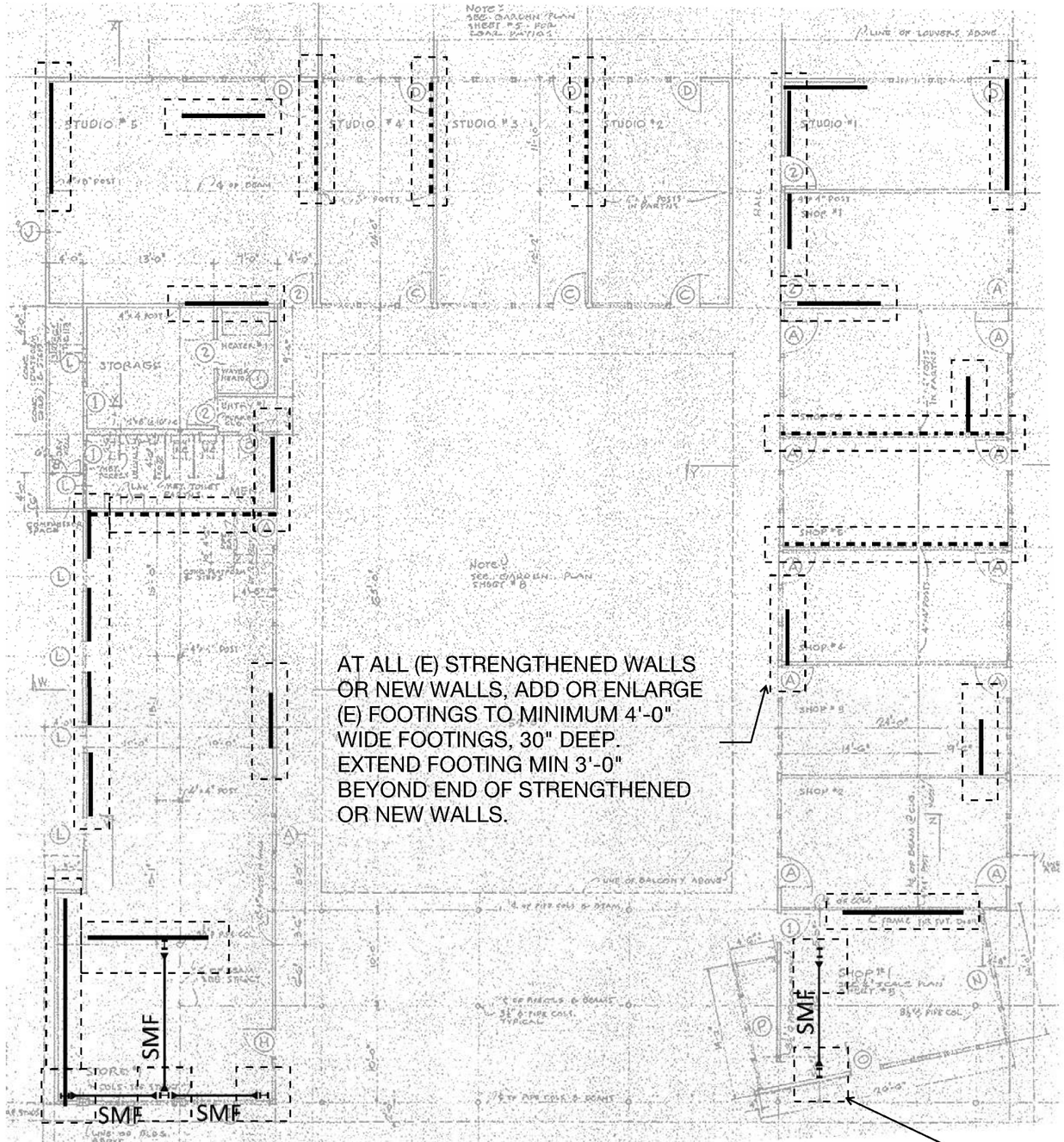


Figure 4.2: State of California Regulatory Map for Seismic Hazards (Beverly Hills Quadrangle)

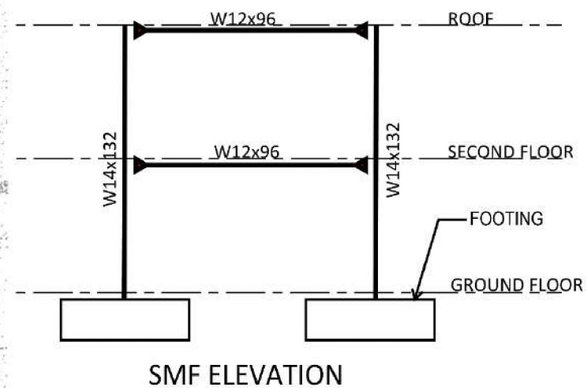
May 26, 2021
Job No. 12-L038B



10'-0" LONG WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

STRENGTHEN (E) WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

TYPICAL AT ALL FLOOR AND ROOF: ADD 3/4" FLOOR AND ROOF PLYWOOD OVER (E) SHEATHING AND NAIL w/10d@4:12.



SMF ELEVATION

Figure 7.1: Conceptual Shear Wall and Steel Moment Frame Locations

APPENDIX A
Tier 1 Checklists

Chapter 16.0 Tier 1 Checklist

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

16.1.2LS Life Safety Basic Configuration Checklist

Low Seismicity

Building System

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

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

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

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

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

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

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

Low and Moderate Seismicity

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

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

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

Attachment B

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Katherlin Lee Choi
Milton S. Shiosaki
Daniel W. Shubin
Edward Silver, PE, SE
Kimberly F. Tanouye

June 1, 2021

via email: greg.berlin@alston.com

Mr. Greg Berlin
Alston & Bird
333 South Hope Street, 16th Floor
Los Angeles, California 90071

Regarding: 11971 San Vicente Boulevard – Retrofit Schemes
Englekirk Job No. 21-L023

Dear Mr. Berlin:

This letter summarizes the structural analysis work that you have requested we perform for the above noted building. You have requested that we perform a structural analysis to repair the building to conform to the City of Los Angeles Soft Story Ordinance (Ordinance No. 183893). We were also requested to provide structural sketches that convey the structural work required to conform to this ordinance. This work is identified as a Phase I level repair work. For a Phase II level repair work, we were to develop structural sketches that will conform to ASCE 41-13 level of repair using the Basic Service Earthquake – 1E (BSE-1E) as the design criterion.

Existing Building Description

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

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

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

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

The south wing that faces San Vicente Boulevard utilizes a pass-through at the ground floor that accesses the interior courtyard. As a result, there are no bearing walls that extend to the foundation. Instead, the second floor is supported on a series of steel columns. There are some exterior walls on the eastern side, but they are discontinuous between floors.

Phase I – City of Los Angeles Soft Story Ordinance

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. The

Englekirk
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Ordinance stipulates a seismic design force level of 75% of the current California Building Code. Additionally, because of the historic nature of the building, a structural solution that minimizes the architectural impacts on the building was selected.

The seismic retrofit scheme consists of steel moment frame structures that are located within the building and are supported on new concrete footings. These steel moment frame structures provide lateral bracing for this south wing. In addition, there are some new wood shear walls that are placed to minimize architectural impact on the building. New footings are added, and the first floor, second floor and roof diaphragms are added and strengthened.

This scheme is depicted in the attached sketches.

Phase II – ASCE 41-13 Retrofit

This scheme delineates the structural retrofit work that is needed beyond the Phase I work described above. This work includes the work to the north, east and west wings that are not retrofitted in the Phase I scheme.

The seismic retrofit scheme consists of new and strengthened wood shear walls that are sheathed with 12" plywood sheathing and wall anchors. There are new foundations to support the seismic loads resisted by the new shear walls. These walls are distributed throughout the wings. The locations of these walls are general in nature and can be located more precisely in the future. The first floor, second floor and roof diaphragms are added and strengthened.

This scheme is depicted in the attached sketches.

Summary

The two schemes presented are conceptual in nature and do not represent final construction repair plans. These plans can be used to develop conceptual budgeting pricing only for the seismic related retrofit work. Additional non-structural costs such as American with Disabilities (ADA) compliance, MEP relocation, construction sequencing, etc. should be reviewed and assessed by a qualified Contractor or Cost Estimator.

Respectfully submitted,

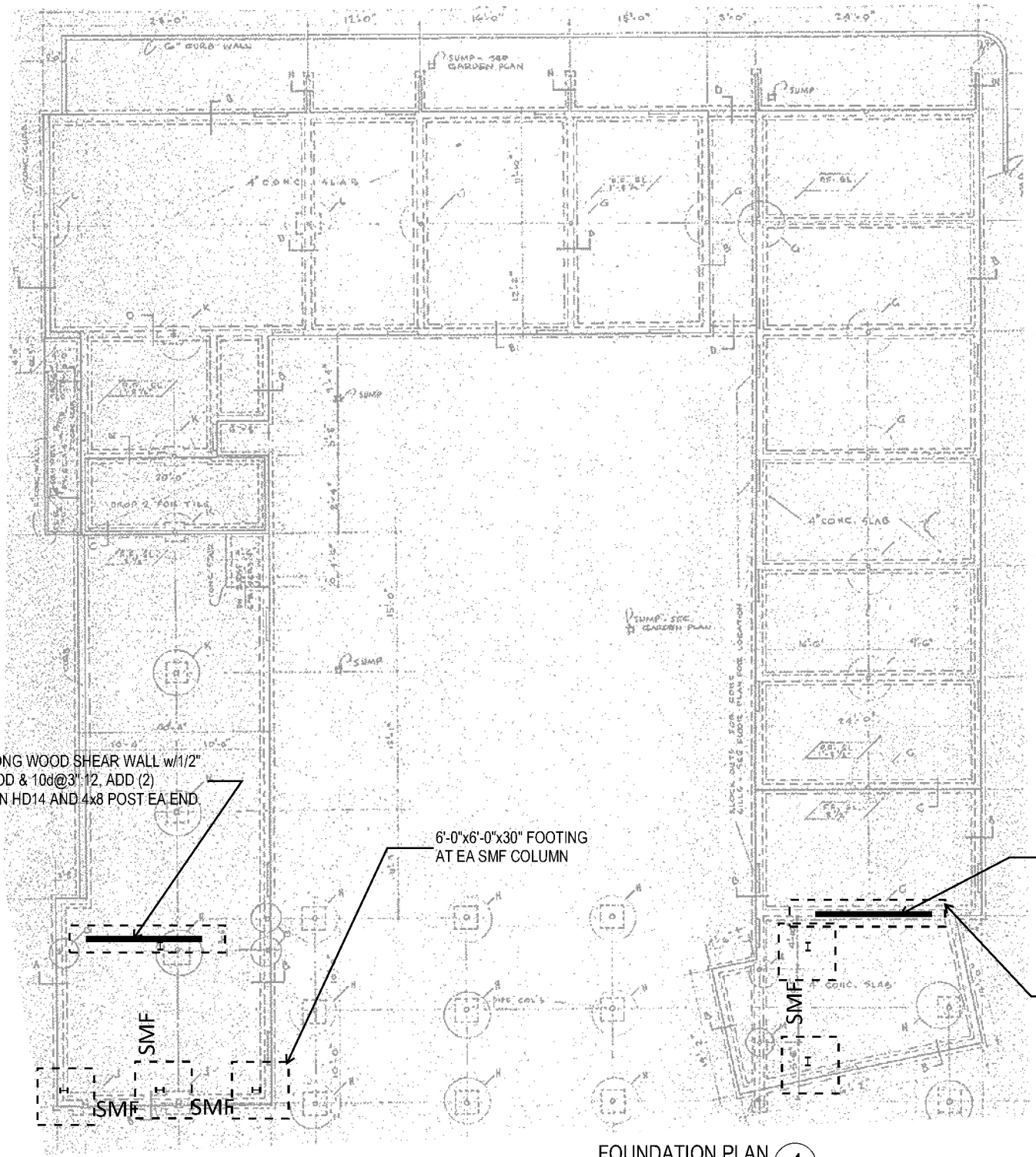
Russell Tanouye, PE, SE, LEED AP
Principal

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

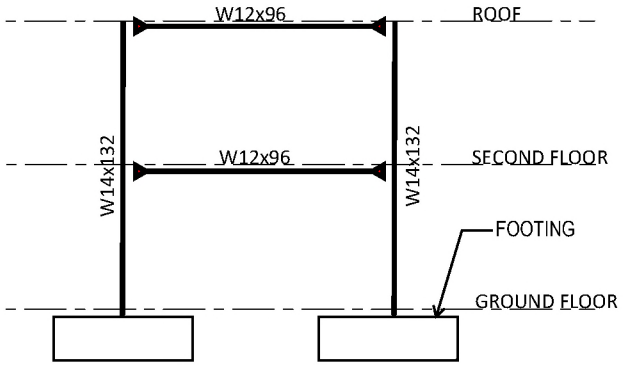
06/01/2021

RT:gh

Attachments

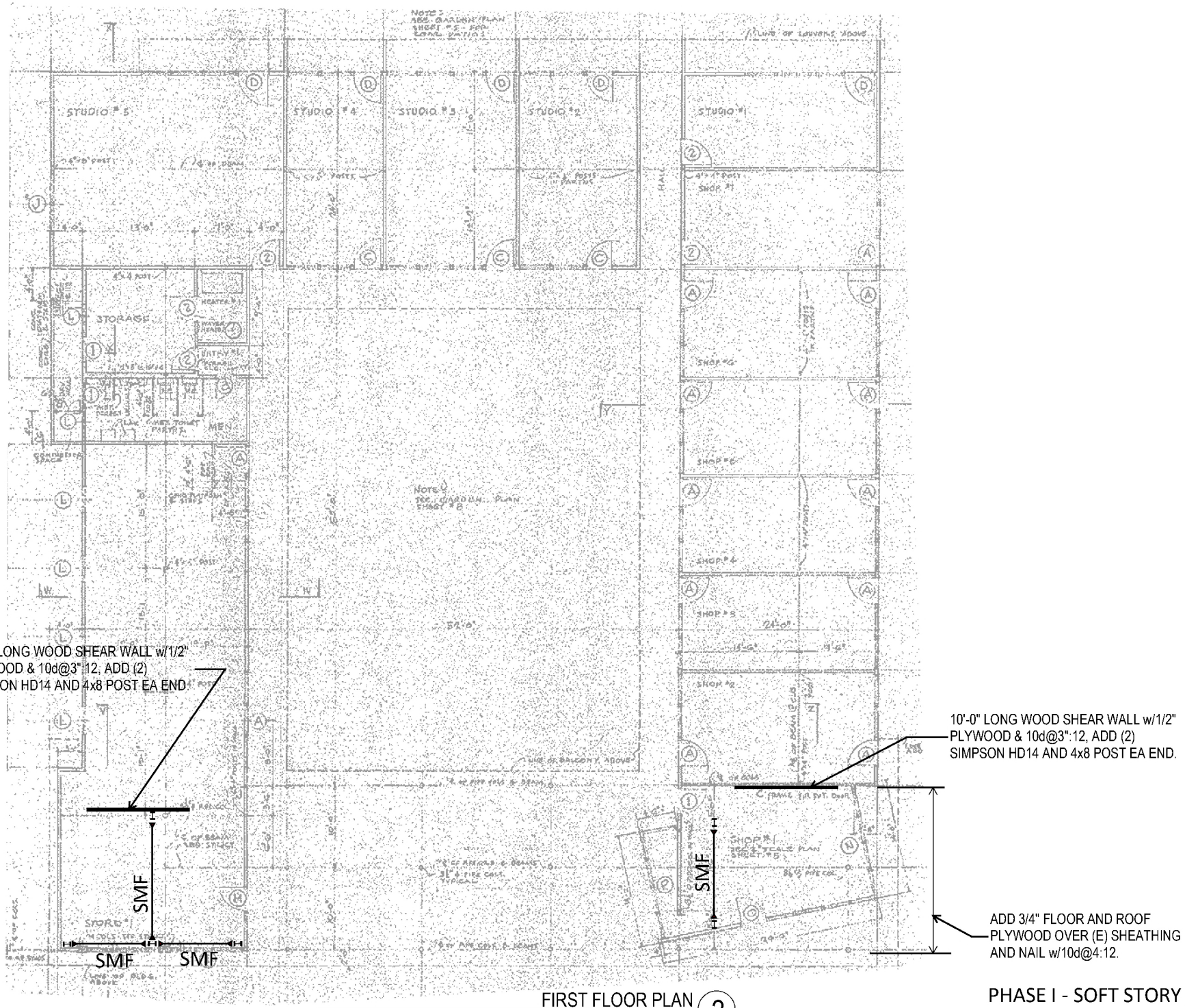


FOUNDATION PLAN 1



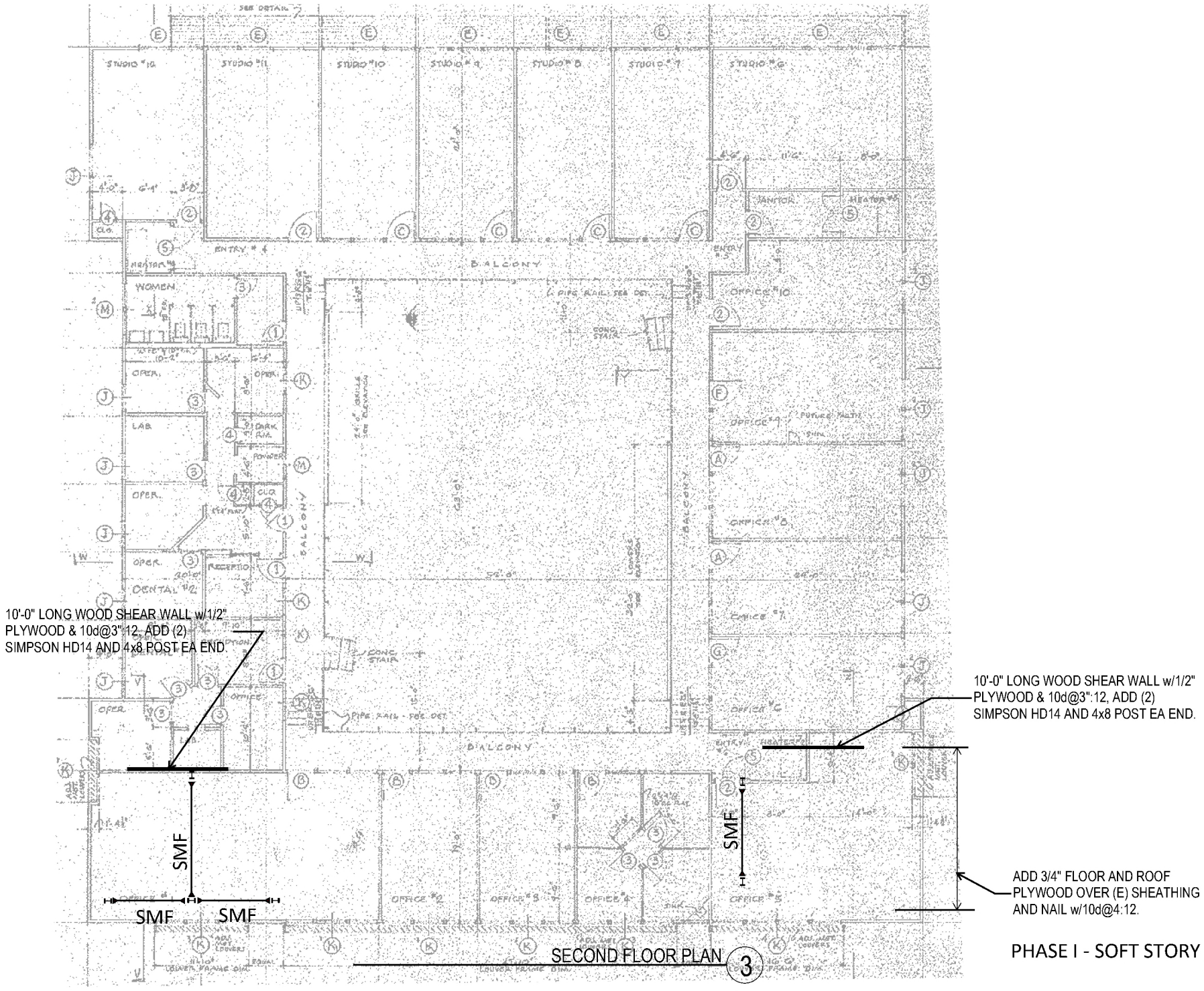
SMF ELEVATION

PHASE I - SOFT STORY RETROFIT



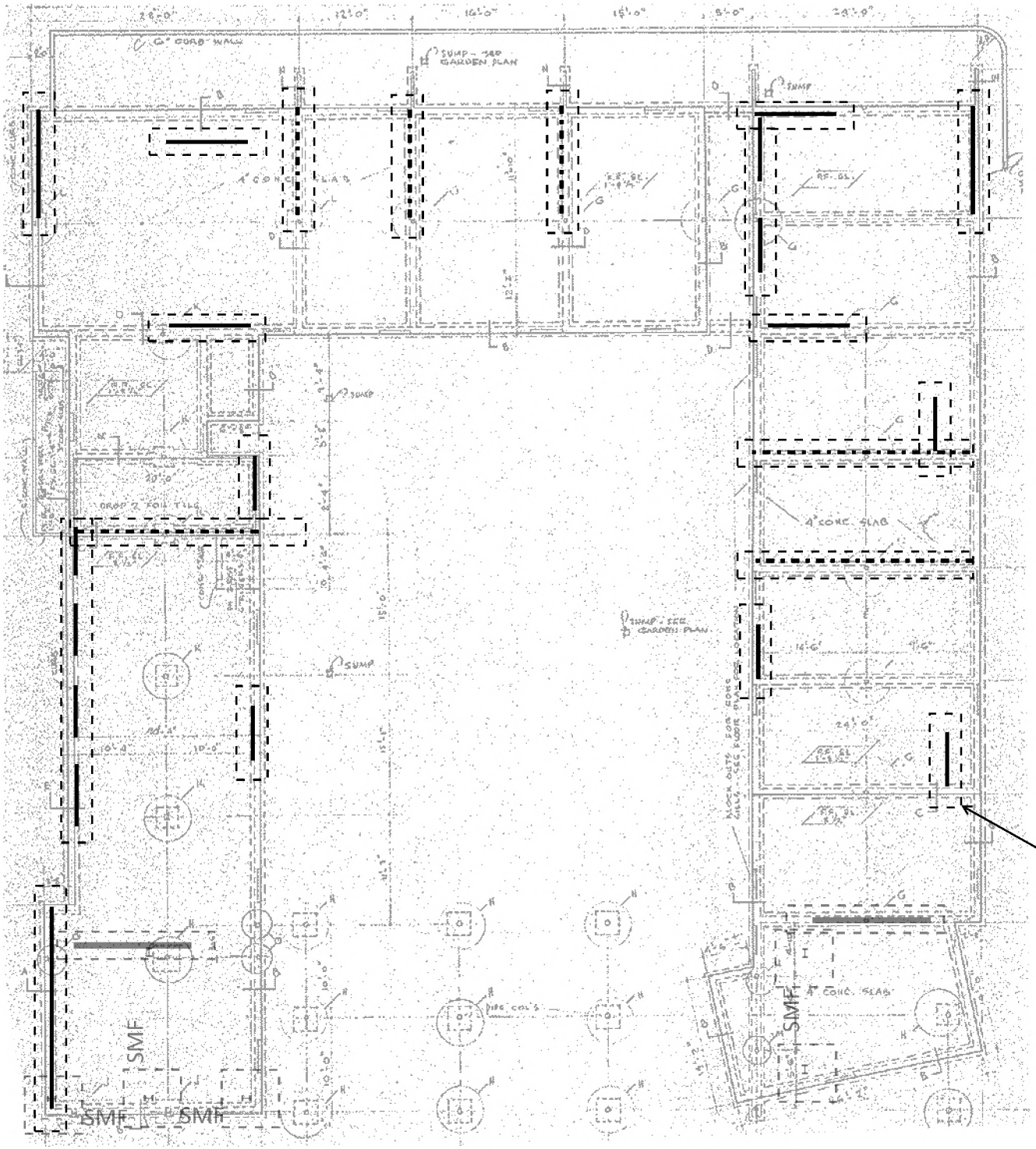
FIRST FLOOR PLAN 2

PHASE I - SOFT STORY RETROFIT



SECOND FLOOR PLAN 3

PHASE I - SOFT STORY RETROFIT



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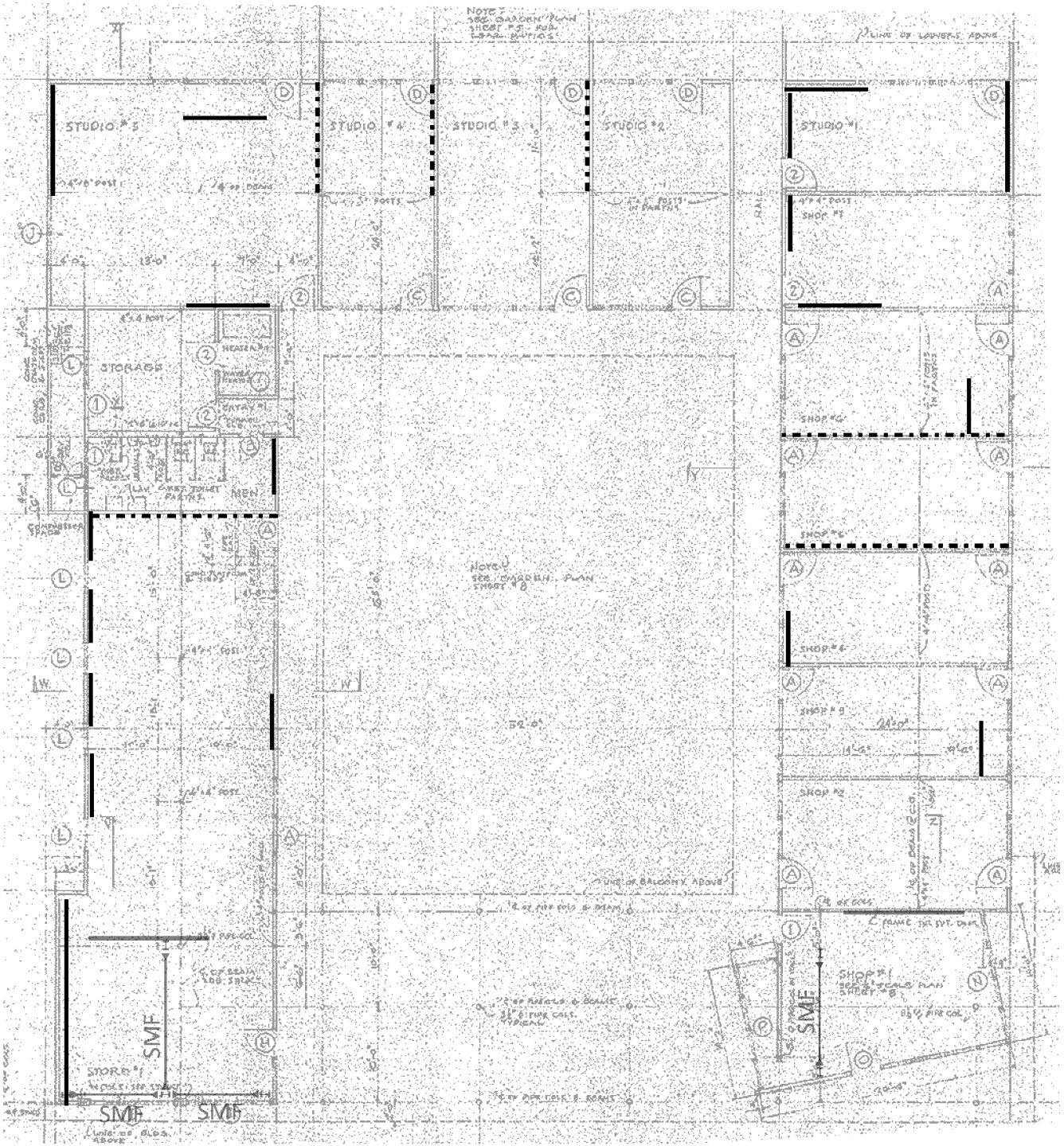
STRENGTHEN (E) WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

3'-0"x30" FOOTING AT EA WOOD SHEAR WALL

FOUNDATION PLAN 1

PHASE II - ASCE 41-13 RETROFIT



FIRST FLOOR PLAN 2

10'-0" LONG WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

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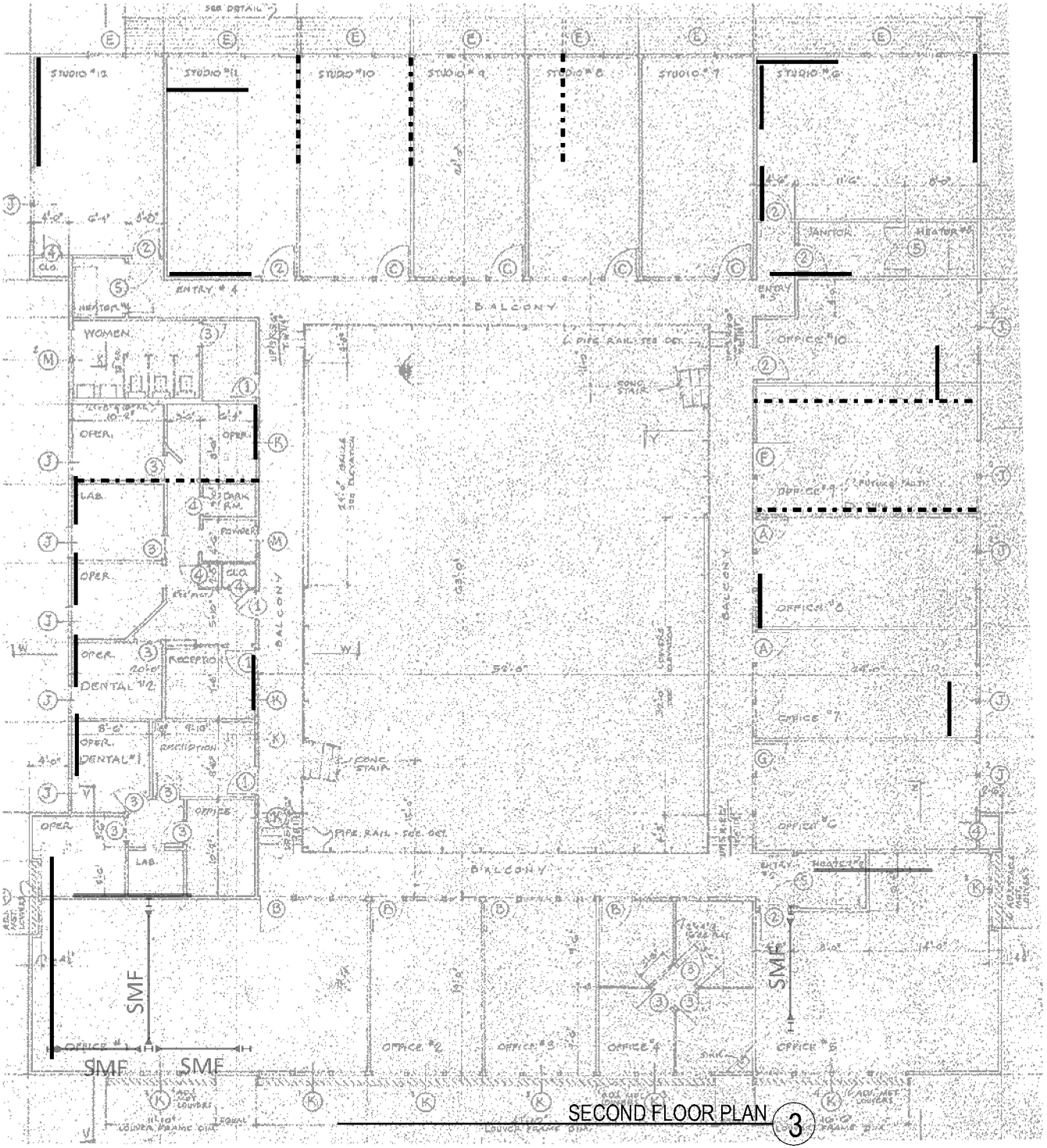

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PHASE II - ASCE 41-13 RETROFIT

Attachment C

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June 1, 2021
Revised June 3, 2022

via email: greg.berlin@alston.com

Mr. Greg Berlin
Alston & Bird
333 South Hope Street, 16th Floor
Los Angeles, California 90071

Regarding: 11971 San Vicente Boulevard – Retrofit Schemes
Englekirk Job No. 21-L023

Dear Mr. Berlin:

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.

Accordingly, 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 will not be sufficient to protect building occupants if the building was subject to a moderate to severe seismic event in the LA Basin.

Respectfully submitted,



06/03/2022

Russell Tanouye, PE, SE, LEED AP
Principal

RT:gh

Attachment D

Barry Building ADA Upgrade Requirements

Part 1 **Analysis**

Part 2 **Accessible Route**

Sidewalk

Parking

Building Access

Ramps

Path of Travel

Doors and Doorway

Building Elements

Stairs

Handrails

Restrooms

Signs

Outlets & Switches

Windows

INTRODUCTION

At the request of Alston & Bird, LLP, Gruen Associates evaluated the ADA compliance requirements of the Barry Building and prepared this report. The Barry Building was constructed in 1951 and was designated as a Los Angeles Historic-Cultural Monument in 2007. The codes referenced in this report are from the 2019 California Building Code and the 2019 California Historical Building Code.

The Barry Building ADA compliance review effort includes the following activities: 1) original building plans review, 2) photo survey on site of the non-compliant elements, and 3) analysis based on comparison with the specific code sections.

Because the building has been protected from vandalism, all doors and windows have been covered by screwed-on plywood panels. Therefore, the field photo survey documents a random selection of five suites and the first floor main tenant space.

The final report consists of three parts. Part 1 is an analysis of the ADA issues that affect the use of the building the most. It also attempts to find common architectural solutions to overcome the use limitation. Part 2 is the illustrated findings. It covers the accessible route and the more specific building elements that are currently not compliant.

The premise is that in order to restore the building one needs to know what is currently not in compliance. Each one of the illustrated conditions may lead to one or multiple solutions. Some may be quick and inexpensive fixes that are simply to achieve code compliance. However, many conditions call for costly and systematic modifications to the building components which overlap with the key character definitive features. Thoughtful studies and discussions with AHJ are necessary to reach the ideal solutions and many of them may be a form of compromise. This report simply focuses on exposing the issues which we hope will eventually lead to good solutions for the building.

<u>East Sidewalk</u>

At the east elevation, most of the ground floor tenants have a door that opens to a sidewalk that is less than 36" wide. CBC Section 11B-403.5.1.3 requires that sidewalks be a minimum width of 48". The 36" wide sidewalk makes these doors neither a public entry nor a legal accessible means of egress. Under these conditions, it is logical to discourage the public from accessing the units through these doors by clearly not making them doors. A fixed solid or glass panel would be the closest to the current solid door look and any door hardware should be removed. This is contrary to the character of a commercial window storefront which is part of the character-defining features of the building. Alternatively the existing doors could be fixed in place and made inoperable to maintain the historic visual character.

Currently, a standard single bay unit is small enough to require only one exit. However, if two or more spaces are leased together two exits may be required and that tenant will need to have both exits located at the courtyard. The courtyard will be burdened with a greater exit load, which will bottleneck the passageway. The owner loses the ability to attract desirable tenants that would want a better exit layout or visible access on the public side.

The current driveway width is 21'-6" based on the original plans. The minimum two-way driveway, based on LADBS Doc P/ZC 2002-001, is 19' wide; therefore, it is possible to reduce the driveway by 2'-6" and widen the sidewalk to 5'-6", assuming the owner of the building has a fee ownership of the

driveway. If so, an east facing door will open into a legal sidewalk. If not the doors and the sidewalk will need to remain not used. If the east sidewalk can be widened, the doors still need to provide the code required floor transition discussed below.

East Exterior Doors

East exterior doors are wood doors currently having an average of 4" vertical floor transition at the door threshold. CBC Sections 11B-303.2 and 303.3 only allow a combined, vertical and sloped, ½" height change at a door threshold. Therefore, these doorways cannot be made into a code compliant entry or egress without modifications. Such modifications could be either adding an exterior sloped alcove or adding a short ramp within the tenant space. The former will lessen the character of the existing window wall. The latter will require new doors at the east elevation due to the drop of the door sill.

The California Historical Building Code Section 8-603.4 allows a power assisted door to be considered as an equivalent alternative to level landing and strike side clearance. The 4" height change at the current door threshold exceeds a normal threshold's height change by a significant amount. Its' hazard level cannot be compensated by a power-assisted door mechanism. Even for the general public, it presents a tripping hazard. Alternatively the doors can be fixed in place and made inoperable. Tenant exiting would need to be accomplished entirely through the courtyard.

Courtyard Stairs and Ramp

At the ground floor, the courtyard is in two levels separated by two steps with approximately a one-foot height change. Currently, a ramp connects the two levels. The steps in the courtyard do not have handrails and all stairs in the courtyard do not have code required handrail extensions, per CBC Sections 11B-505.10.2 and 505.10.3 The existing stair and balcony guardrail design has very large openings between the rails and will most likely require modification due to the high hazard level. If the railing is modified, it would be natural to update the extension to meet the current code. The stairs do not have the proper contrasting stripes required for the upper approach and all treads per CBC Section 11B-504.4.1.

Second Floor Access

All four levels of the second floor are not currently accessible. To make the space rentable, they will need to be made accessible, which will require at least one or multiple elevators or lifts. The four height transitions at the balcony, theoretically, can be dealt with by ramps or wheelchair lifts if a continuous circulation loop is maintained for exiting purposes or for a communal experience.

2 Elevators, 2 LULA Elevators or 2 Lifts Scenario

At least one elevator or a wheelchair lift will be required to take people from the ground floor to the second floor. This paragraph explores the possibility of utilizing the two elevators to connect all four second floor levels by putting each at a diagonal opposite corner of the courtyard. Each will have two arrival lobbies at the second floor and the elevator will have two doors in 180 degrees or 90 degrees. The 90-degree version is more uncommon, but can utilize the balcony as one of the two lobbies, so it is more efficient. An elevator lobby is about the same size as an elevator shaft which is about 85 sf. Each elevator will need a small room to house a control panel or a machine. At the end, the two elevators for

the entire project will take away at least 660 sf and possibly 800 sf, which is about the area of two to three rental units.

The shortest elevator shaft height is 12'-6" from the top of the arrival floor to the underside of the roof, whether it is a hydraulic or a machine room less type of elevator. This dimension exceeds the height of any of the four wings of the current second floor. Because the north and south wings are taller, it would make sense to put the elevator in those wings to minimize its visual impact to the courtyard elevations. Because the shafts would be the tallest building element, it is important to push it far back from the south elevation to avoid it being seen from any parts of the street. Two ideal corner locations that work with the sightline happen to coincide with the entry point of the two ground floor tenant spaces on San Vicente. This would be a big compromise and may make the prime units less leasable.

An elevator also requires a pit, two guiderail supports and a hoist beam. Therefore, the ground floor will need to be dug out at least six feet deep to install the pit and two guiderail supports. Such an intervention may not be proportional to a building of this size. Due to the lower cost of the hydraulic elevator, many owners choose to use it for two-stop application. The hydraulic elevators are much slower so putting two elevators next to each other can reduce the wait time. Putting one elevator at opposite corners of the balcony diminishes such a benefit.

This scenario can be substituted with two Limited Use Limited Application elevators traveling between the ground floor and the second floor. They will take up about half of the total square footage required for a regular elevator and can save some overhead space and substantial pit depth. The advantage is that they can still be used by general public. This type of elevator's cab has less wheelchair maneuvering space and weight capacity.

This scenario can also be substituted with two lifts traveling between the ground floor and the second floor. They will take up about half of the total square footage required for a regular elevator and will not require a pit. The disadvantage is that they are less likely to be used by the general public.

<u>1 Elevator + Ramps Scenario</u>

The following explores the possibility that only one elevator or lift will be installed to travel between the first and second floors and from there the other three levels are reached by ramps. The change of the level in the second floor is approximately 2'-6" at the southeast and the southwest, and 1'-6" at the northeast and the northwest. Under CBC, it will require two 30' long ramps to transition at 1:12 slope for the south wing and two 18' long ramps for the north wing. California Historical Building Code Section 8-603.6 provides Alternatives 1 and 2 which allows greater slope. They do not offer any advantage because they cannot achieve the current height change without adding intermediate landings. Although advantageous in terms of maintaining the historic character of the building, locating the ramps at the interior of the second floor spaces, even with slightly steeper slopes as permitted under the Historic Building Code, is problematic considering the quantity of usable space they would displace.

The ramps are not a workable option because they will literally wipe out most of the second floor unit's entries. These units cannot be individually adjusted to a new level because they don't have the ceiling height to accommodate a raised floor. It will take too much space to provide an ADA entry transition at

each unit from the ramp. A ramp will also destroy many wood window's bases. It would be a significant change of character if all the window's bases become sloped or stepped.

From a planning perspective, internal or balcony ramps can work if all the in-line units are combined into one larger unit so it can have a single entry and an exit point occurring at the ramp landings. Since many interior partitions are structural, it is unrealistic to assume the removal of large sections of the wall to create larger rentable units. Above all, changing from steps to a ramp will significantly alter the look of the courtyard facing elevations and the railing, a character defining feature, will need to slope to follow the ramp slope.

1 Elevator + Wheelchair Lifts Scenario

The following explores the possibility that only one elevator will be installed and from its second floor Lobby the other three levels are connected by lifts. The second floor balcony width is about 50" which is not wide enough to allow a wheelchair lift to be added while maintaining the required exit width. If a wheelchair lift needs to be added, it will need to be located at an adjacent tenant space. Under this scenario not only will significant rentable square footage be lost, but the exterior wall will need to be pushed in to create the space for the lift and the landings. The structural enhancements at the lift floor and the mast will need to be added, as well. All can alter the courtyard character. The look of the lift itself may not be compatible with the building's character.

Two Accessible Means of Egress

If the second floor tenants can be served by any combination of the above vertical transportations, two means of accessible egress will still be required for the tenants and that will trigger the requirement of the Exterior Area of Assisted Rescue along the second floor balcony per CBC Section 1009.7. The Interior Area of Refuge is not a logical option because the circulation of the units is exterior. A minimum width of a combined exit path and the Area of Assisted Rescue is 68" (44"+24") and that exceeds the current balcony width which is consistently at about 50". Unless two of the Interior Areas of Refuge can be accepted by AHJ and reached by all tenants, a total of two Area of Assisted Rescues will be required. The slanted guardrail takes away some of the exit width, so the wheelchair spaces for this requirement will need to be created by carving into the existing window wall which is along the balcony. A one-hour rated solid wall offering the fire protection adjacent to the wheelchair spaces will need to be provided. This will impact the courtyard elevations and change the building character.

Restrooms

Currently, there is no accessible women's restroom on the site. The only women's restroom is on the second floor which is not on the accessible route due to the lack of an elevator. It has not been upgraded to meet ADA. This is not in compliance with CBC Section 11B-213.2.

California Historical Building Code allows an accessible unisex toilet facility to replace separate-gender toilet facilities required in the regular code. Since the Interior Character Defining Features Inventory does not include the interior of the current restrooms, bringing the existing toilet facilities to full ADA compliance may be an option provided that the current space enclosed by the restroom walls is workable. Based on the field survey, the current dimensions of the restrooms appear not to be

sufficient to achieve such a layout. Some dimensions between the fixtures are already under the code requirement.

If the existing restrooms are upgraded, there still could be a long distance for a person in a wheelchair to get to them, even though the restroom is in full compliance with the applicable codes. The Plumbing Code allows restrooms to be located within one vertical floor travel distance. The current men's and women's restrooms on each floor are in compliance to that code. However, for a male in a wheelchair on the second floor, if the elevator is located in the opposite wing, he will have to travel through two lifts (or ramps) and the elevator to arrive to the men's restroom.

Vice versa for a female in a wheelchair at the ground floor, she may have to take the elevator and two lifts to get to a women's restroom, if the only elevator is located in the east wing. Such a convenience issue is beyond what a code can prevent or address. Fixes do exist for the code compliance, but the same fixes may never be able to provide a satisfactory user experience.

Building Access

The Barry Building's San Vicente arrival point and its' wide open connection, under the floating second floor to the courtyard, is the most recognized character defining feature. However, the building has two accessible arrival points and the two are unconnected by an outdoor pedestrian path. For someone in a wheelchair arriving from a private vehicle, the arrival point is the rear parking lot and a 5' wide corridor. For someone in a wheelchair arriving from the sidewalk or public transportation, the arrival point is the grander San Vicente entrance.

The two-lane San Vicente Blvd and its current bike lane makes it quite challenging for the front sidewalk to be made into a Passenger Drop-off and a Loading Zone in compliance with CBC Section 11B-503. There is also no easy way for a driver to get to the back parking lot after dropping off someone. The driver will need to make two U-turns on the already congested San Vicente to get back to the driveway to the rear parking lot. Going through the residential block behind to get back to San Vicente is not an option.

The two-lane driveway on the east does not have a legal sidewalk width; therefore, it cannot be a drop-off point. The rear access is separated from the public street and the public transportation stops due to the lack of a legal sidewalk providing a pedestrian connection outside the building. The only pedestrian connection between the street and the rear parking lot is through the courtyard. One needs to enter the building to get to the courtyard and the experience of getting into the courtyard is very different from the front versus the rear. However, the rear parking lot is sufficient in size, so it has the potential to provide the required accessible parking spaces and even a drop off.

The rear passageway is lined with electrical closet doors. It offers a more utilitarian access to the building, which is not comparable to the San Vicente entry in the arrival experience. This dual entry character may be in conflict with CBC Section 11B-206.3, which requires accessible routes to coincide with or be located in the same area as the general circulation paths. It is reasonable to assume that the building's main entrance is the San Vicente entrance. All who must park their car on site will have to park their car in the rear. Although most of them will likely choose entering the building through the rear corridor, due to the shorter path, the lack of ability for a wheelchair user to experience the main entrance arrival seems to be non-compliant with the code. While the Historic Building Code allows an

accessable entrance to be located within 200 feet of an inaccessible main entrance the rear arrival experience is clearly inferior to that of the main or front entry. To address this issue, the sidewalk should be upgraded.

Conclusion

To upgrade The Barry Building to be fully ADA compliant for both floors the following will be required.

Accessible Path

- Provide a compliant parking layout and the required number of accessible stalls. Provide marking and signs required.
- Improve parking lot paving at the ADA stalls and insure floor levelness all the way to building's entries.
- The current building code contains electrical car charging stations requirements. If this section applies due to the extent of the building's ADA upgrade, provide the required number of ADA accessible charging stations.
- Widen sidewalks to 5' at the east elevation to make the storefronts commercially accessible and to allow a wheelchair user to have a direct outdoor access to the front sidewalk.
- Modify exterior doorways at the east elevation to create only a ½" height change. Depress the concrete floor in the unit to create a concrete ramp at the doorway. Modify or replace the existing door and frame to the increased height. If the ramp has greater than 5% slope provide handrails. Alternatively these doors could be fixed in place and made inoperable if exiting through the courtyard can handle the exiting load and required exit separations for larger tenants.
- Add a floor mounted handrail at the steps between the two courtyard levels, one on each end for each set of steps.
- Fill in the missing edge protection at the courtyard ramp by adding a concrete curb or a welded steel plate between the posts.
- Add a post mounted horizontal rail or a landscape element where the stair underside is lower than 80" above the ground.
- Add a set of handrails for the ramp leading to the CMU addition.

Plumbing

- Upgrade the men's room on the first floor to compliance. Relocate all accessories and fixtures that are not mounted at the right place.
- Upgrade the women's room on the second floor to compliance. Relocate all fixtures and accessories that are not mounted at the right place. Enlarge the entry doorway to provide the required strike side clearance or provide a button activated automatic door. Replace the door threshold with an ADA compliant type.
- Add a unisex single restroom at the ground floor.
- Add a unisex single restroom at the second floor.
- Install code compliant signs for all restrooms.
- Add a wall mounted drinking fountain at the first floor in a new alcove. As an alternative, provide a freestanding ADA compliant dual fountain in the courtyard.

Stairs and Balcony Railing

- Upgrade the two main stairs by adding a solid or perforated steel panel at the each open riser.
- Upgrade the two main stairs by adding a contrasting stripe at each riser.
- Replace the existing stair's steel guardrails with new ones of the right height. The design should be in the same spirit as the current railing design but the gaps need to be limited to 4" max. Provide new stair handrails with top and bottom handrail extensions integrated into the guardrail.
- Replace the existing second floor balcony guardrails with new ones of the right height. The design should be in the same spirit as the current railing design but the gaps need to be limited to 4" max.
- Provide a wall mounted handrail at each one of the 4 stairs between the second floor levels. Provide a handrail integrated into the balcony guardrail on the open side of these stairs.
- If the building official determines that the stair or handrail conditions do not present a distinct hazard some aspects could remain or be modified in a less obtrusive manner, e.g. adding transparent infill materials or adding rails on top of the existing.

Vertical Transportation

- Implement one of the following scenarios to provide access to all floors:
    - Adding two 2-door elevators, each with 2 stops at the second floor.
    - Adding two 2-door limited use limited application elevators, each with 2 stops at the second floor.
    - Adding two 2-door lifts between the ground floor and second floor, each with 2 stops at the second floor.
    - Adding one 2 door elevator + 2 wheelchair lifts that connect with the other two second floor levels
- Add two exterior areas of assisted rescue along the 2nd floor balcony. If AHJ (authority having jurisdiction) allows make one or both an interior area of refuge. The AHJ in this case includes at least a Fire and an ADA plan checker.

Tenant Space

- Widen all tenant doorways that do not have the required maneuvering space outside the door.
- For all doors lacking proper interior door landing, modify landing to meet the requirements.
- For all tenant interior steps provide the required handrails on both sides of the steps.
- Other than reach-in closet doors, for all interior doors that are less than 32" wide, replace with new door and frame of minimum 32" width so the clear opening width is 29.5" min. to meet the Historic Bulding Code requirement
- For all interior doors that cannot open to 90 degree, modify and reinstall the door and door frame so they can open to 90 degree.
- For all tenant entry door identification, provide code compliant signs.
- Change all door handles to a lever type.
- For door hardware mounted outside the reach range, relocate or replace with new hardware. Modify door as required so the new hardware can be installed in right range.
- For the glazed wood doors that has only a 9" high door bottom, modify to a smooth 10" high bottom.

- For the doors that has a door mail slot mounted below 10", remove the slot, patch and refinish the door.
- For the wood door with a vertically mounted mail slot above 10" height, provide an alternative mail receiving system. Remove or fill in the current slot in the door.
- Adjust all switches and outlets not in the right height to within the required reach range.
- For a unit with the steel and wood windows that have the operating parts all above the reach range, modify or replace at least one window with the operating parts within the required reach range.
- For any of the above modifications alternative means or mitigations can be discussed with the building official.

Accessible Route

There is no passenger drop-off or a loading zone provided at the street or along the alley. This is not a code violation. If there is no passenger loading zone provided, then CBC Section 11B-503 does not apply.




The south sidewalk is lined with metered parking spaces. The east sidewalk has no passenger loading zone either.

The East sidewalk is 34" wide only. This is not in compliance with CBC Section 11B-403.5. This sidewalk is not a legal sidewalk for public access to the building and it is not an accessible route.




The east sidewalk width is 34".

The parking lot has 1 ADA stall. The marking is faded beyond recognition. It cannot be measured to verify compliance with CBC Sections 11B-502.1, 502.2 and 502.3.

The sign posted in front of the stall is missing the lettering required in CBC Section 11B-502.6.2.



The accessible parking space has a faded marking and a pole mounted sign.

The paving adjacent to the ADA stall shows the asphalt cracks and settlement, which may not be in compliance with CBC Section 11B-502.4.

The accessible route marking terminates at the passageway and the ramp leading to the CMU Addition.





The cracked asphalt adjacent to the accessible parking space and the marking leading to the building's rear entrance and the CMU Addition.

The site arrival point is in the rear parking lot and the only accessible route is through a passageway. Such accessible route does not coincide with and is not in the same area as the general circulation paths because the building's main entrance is in the front. The front entry is accessed by the pedestrians from the street, the meter parking, the sidewalk and the public transportation. **This may not comply with CBC Section 11B-206.3.**




The contrast between the front entrance and the accessible entrance from the rear parking lot.

The only accessible building entrance is the 5' wide passageway which is next to the electrical closets and a service ramp. **This may not comply with CBC Section 11B-206.3.**




The Accessible Route/Building Entrance adjacent to the electrical closets and the service area.

The ramp to the CMU Addition also leads to a north wing tenant's door. The ramp's slope is greater than 5% based on 10" rise and 12' length. **If the ramp is an accessible path as marked, it is not in compliance with CBC Section 11B-505.2 due to the lack of handrails.**





The ramp to CMU Addition and the North Wing Tenant Door has a greater than 5% slope (12' long with 10" rise).

A portion of the courtyard ramp is missing the edge protection to be in full compliance with CBC Section 11B-405.9




Courtyard ramp is missing the edge protection on one side.

Only the men's restroom is in the accessible route. The only women's restroom is on the second floor, which is not accessible. There is no accessible, single unisex restrooms in the building. **This is not in compliance with CBC Section 11B-213.2.**





The only men's restroom is accessible. The only women's restroom is in a floor that is not accessible.

The second floor is not accessible and the building is over 3,000 sf per story. **This may not comply with CBC Section 11B-206.2.3.** Exception 1.2 applies ***if a reasonable portion of all facilities and accommodations normally sought and used by public in such a building are accessible to and usable by persons with disabilities.*** The first floor is 50% of the overall building area, so it may not satisfy the definition of a reasonable portion. The women's restroom is a facility normally sought and used by the public, but is not available on the first floor.



Only 50% of the building area is accessible. The first floor does not offer an accessible women's restroom.

The second floor balcony is 50" wide. It is not wide enough to provide an Area of Assisted Rescue because a minimum of a 44" exit width and additional 24" wheelchair space will be required. **If 1009.7 Area of Assisted Rescue cannot be satisfied, then the second floor is not in compliance with CBC Section 11B-207.**





The balcony width is 50". The slanted railing reduces the balcony's clear width.

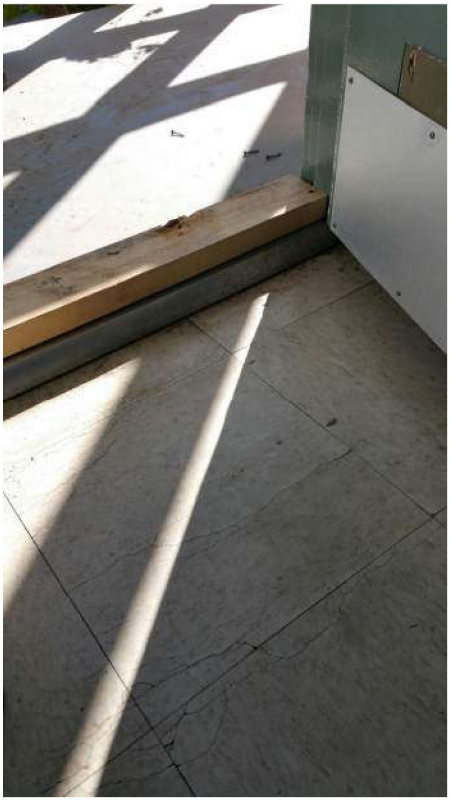
Building Blocks - Doors

The door threshold is not in compliance with CBC Section 11B-303.2.



A few doors at the east elevation have a straight drop at the sidewalk which exceeds the maximum allowed, such as the 7" shown.

The door threshold is not in compliance with CBC Sections 11B-404.2.5 & 11B-303.3.



The women's restroom door threshold has a bevel that exceeds the 1:2 slope.

The door width is not in compliance with CBC Section 11B-404.2.3.







The tenant interior doors are only 28" and 24" wide.

The door landing is not in compliance with CBC Section 11B-404.2.4.4





A first floor tenant's interior does not have a level landing at the entry door maneuvering space.



A second floor tenant's interior does not have a landing at a door. The door may have not be used due to the lack of a door knob.

The door maneuvering clearance is not in compliance with CBC Section 11B-404.2.4.1



A first floor tenant's entry door only has 42" deep maneuvering clearance due to a projected wall.







A first floor tenant's door does not have the code required 12" push side clearance.

At least two second floor tenant's doors do not have the code required 12" push side clearance.

The door maneuvering clearance is not in compliance with CBC Section 11B-404.2.4.1 at a restroom.




The women's restroom does not have pull side and push side clearance at the entry and the vestibule door.

The door opening degree is not in compliance with CBC Section 11B-404.2.3.





Some of the first floor tenant doors cannot open 90 degrees due to the door jamb installed into the wall.

The door bottom is not in compliance with CBC Section 11B-404.2.10.




The original glass door's bottom is less than 10" high. The mail slot is not a smooth surface for a wheelchair.

The door hardware mounting height is not in compliance with CBC Section 11B-404.2.7 & 11B-309



A first floor tenant's lock is mounted at 46" above floor.

The door hardware type is not in compliance with CBC Section 11B-404.2.7 and 11B-309.4.



The first floor men's restroom does not have a lever activated lock. The push plate is accessible if the door is not latched and remains unlocked.

The door hardware type is not in compliance with CBC Section 11B-404.2.7 and 11B-309.4.



The original wood framed glass doors and the exterior wood doors all have non-lever type hardware.

Stairs and Handrails

The four second floor stairs connecting the balconies do not have handrails on both sides. **This is not in compliance with CBC Section 11B-505.2.**

The four second floor stairs are not in compliance with CBC Section 11B-504.4.1 due to the lack of the contrasting stripes.



The four second floor stairs do not have a handrail on the wall side. They also do not have the contrasting stripe at the top approach and at all the treads.

The four second floor stairs do not have handrail extensions at the bottom landing; therefore, they are not in compliance with CBC Section 11B-505.10.3.



A second floor stair is missing a handrail extension at the bottom landing.

The two main stairs connecting the first floor and the second floor have handrails less than 34" high; therefore, they are not in compliance with CBC Section 11B-505.4.



The main stair's handrail is 32" high measured from the nosing.

The two main stairs do not have bottom handrail extensions; therefore, they are not in compliance with CBC Section 11B-505.10.3.

The two main stairs do not have contrasting stripes; therefore, they are not in compliance with CBC Section 11B-504.4.1.



The main stair's handrail has no extension at the bottom and no contrasting stripes at the treads.

The two main stairs connecting the first and second floors have open risers; therefore, they are not in compliance with CBC Section 11B-504.3.



Main stairs have open risers.

The second floor's balcony guardrail height is 32". This is not in compliance with CBC Section 1015.3 (Chapter 10). The handrail configuration does not offer the edge protection or a barrier at the balcony edge. **CBC Section 11B-405.9 or 11B-405.9.2 (handrail for ramp) may apply due to concern of the wheel entrapment.**



The balcony guard rail height and the lack of the edge protection.

The courtyard steps do not have handrails; therefore, the courtyard steps are not in compliance with CBC Section 11B-504.6.



The courtyard steps have no handrails.

The courtyard step's contrasting stripe is not in full compliance with CBC Section 11B-504.4.1.



The contrasting stripe placed on both the treads and the risers, while only the treads require it.

A barrier shall be provided where the vertical clearance is less than 80" high, per CBC Section 11B-307.4.



The space under one of the main stairs has less than 80" vertical clearance and does not have a barrier.

The stair does not have the uniform riser heights; therefore, it is not in compliance with CBC Section 11B-504.2.

The stair does not have handrails; therefore, it is not in compliance with CBC Section 11B-504.6



One concrete stair inside a unit has a 6" and 4" tall risers. The stair does not have handrails.

Restroom

The first floor men's restroom lavatories do not have the required clearance from the adjacent wall to the center of the fixtures; **therefore, it is not in compliance with CBC Section 11B-606.6.**



The distance from the adjacent wall to the center of the fixture is only 12" for each lavatory.

The side wall grab bar shall be 42" long minimum, located 12" maximum from the rear wall. **The ADA stall side grab bar is not in compliance with CBC Section 11B-604.5.1.**



The distance from the rear wall to the end of the grab bar is 17" and the grab bar length is 36".

The rear wall grab bar shall be 36” long min and extend from the center line of the water closet 12” min on one side and 24” min on the other side. Exception 2: Where an administrative authority requires flush controls for the flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet. **The rear grab bar may conflict with the flush valve and is not located per CBC Section 11B-604.5.2.**





The rear grab bar is not split or shifted to the open side at the flush valve.

The toilet paper dispenser shall be 7” minimum and 9” maximum in the front of the water closet measured to the center line of the dispenser. The outlet of the dispenser shall be 14” minimum and 19” maximum above the finish floor. **The toilet paper dispenser mounting is not in compliance with CBC Section 11B-604.7.1.**





The toilet paper dispenser is 19” in front of the water closet and is 24” above floor at the outlet.

The second floor women's restroom (The only women's restroom on the site is not on an accessible floor).

The women's restroom lavatories are spaced close to each other and to the adjacent wall. **The mirror height is more than 40" above the floor; therefore, it is not in compliance with CBC Section 11B-603.3.**





The mirror height is 45" above the floor.

The women's restroom water supply and the drain pipes under the lavatory are not insulated; therefore, it is not in compliance with CBC Section 11B-606.5.



There is no insulation for the water supply and the drain pipes.

The second floor women's restroom has three regular stalls, no ADA stall or the minimum ADA clearance outside the stalls. **It is not in compliance with CBC Sections 11B-213.2 and 11B-603.2.**



There are three regular toilet stalls. There is no ADA stall or the minimum ADA clearance outside the stalls.

The second floor women's paper towel dispenser has operable part higher than 40" above the floor; therefore, it is not in compliance with CBC Section 11B-603.5.





The paper towel dispenser's highest operable part is at 53" above the floor.

Drinking Fountain:

Currently, there is no drinking fountain on the site. The plumbing code requires drinking fountains. **CBC Section 11B-202.4 requires drinking fountains to be in the Accessible Path of Travel.**



A removed drinking fountain was spotted at the second floor balcony which is not accessible.

ISA should not contain HANDICAPPED letters. The door mounted triangular or the circular restroom sign normally does not have Braille letters. A tactile room sign should also be located alongside the door at the latch side. The Braille letters should be positioned on the room sign below the corresponding tactile letters. **The men's restroom sign is not in full compliance with CBC Section 11B-703.**



The ISA symbol does not contain the letter HANDICAPPED. The Braille letters should be on wall-mounted room sign.

The women's restroom door sign commonly is a circle. A tactile room sign should also be located alongside the door at the latch side. The Braille letters should be positioned in the room sign below the corresponding tactile letters. **The original women's restroom sign does not comply with CBC Section 11B-703**. It may be preserved; however, an additional sign adjacent to the door should be provided to serve the visually impaired.



The original ladies' room sign is not the circular symbol nor a pictogram. It is not of raised characters and it does not contain Braille letters. It does not have a color contrast and the type is not San Serif.

Under CBC Section 11B-703.4.1, the code required room sign should be centered at 60" above the floor and should be located next to a door. It requires a certain visual and tactile characters including a color contrast. These original suite numbers may not comply with the current code requirements.



The original suite numbers are mounted above the door and have a low color contrast.

Reaching Range

The electrical receptacle outlets' mounting height should be 15" minimum. **The majority of the original outlets do not comply with CBC Section 11B-308.1.**





The original outlets are mounted at typical 12" above the floor. One outlet is mounted higher than 48" above the floor.

The electrical switches' mounting height should be 48" maximum. **Some of the switches are mounted too high to be in compliance with CBC Section 11B-308.1.**



A switch is mounted at 67" above the floor.

Mail boxes provide at least five percent, but none less than one of each type should comply with **CBC Section 11B-309. Some of the original mail slots are mounted lower than 15" from the floor; therefore, they do not comply.**



An original mail slot mounted at about 9" from the floor.

Per Section 11B-229.1, when glazed openings are provided at least one opening shall comply with **CBC Section 11B-309. Almost all steel and wood window latches are mounted at more than 48" above the floor; therefore, latches are not in compliance.**



Second floor steel window's latch is mounted at 62" above the floor.



Most of the floor wood window's operable parts are mounted above the door height.

November 17, 2025

Board of Building and Safety Commissioners
c/o Veronica Lopez, Board Secretary
Los Angeles Department of Building and Safety
201 N. Figueroa Street, Suite 1030
Los Angeles, CA 90012

Re: Agenda Item C.1 - Inventory of Correspondence Submitted to the Commission
11973–11975 West San Vicente Boulevard (Barry Building) - Demolition Permit
Board File No. 250851

Dear Honorable Building and Safety Commissioners:

The Afriat Consulting Group, Inc. submits this letter to provide clarity regarding the public correspondence submitted to the Commission in connection with Agenda Item C.1, relating to the demolition permit for the Barry Building. We conducted a complete inventory and categorization of all letters and supporter cards transmitted to the Building and Safety Commission. Our review focused on the geographic origin of each submission, based on the addresses and zip codes provided by the individuals.

The results of our inventory demonstrate that the overwhelming majority of actual Brentwood residents support issuance of the demolition permit, and that a significant share of the opposition originates from outside the local Brentwood community.

Summary of Findings

Letters of Opposition – 30 Total

- Brentwood Residents: 10 (33%)
- Outside Brentwood / Unknown: 20 (67%)

A substantial portion of these opposition letters we believe are form letters and many were submitted by individuals who do not live in Brentwood and who will not be directly impacted by the safety, seismic, or conditions associated with the site.

Letters of Support – 44 Total

- Brentwood Residents: 38 (86%)
- Outside Brentwood / Unknown: 6 (14%)

Supporter Cards – 39 Total

- Brentwood Residents: 39 (100%)
- Outside Brentwood / Unknown: 0

These numbers reflect a clear and consistent pattern. Actual Brentwood residents, those who live, work, walk, and drive past the site daily, are overwhelmingly in support of demolition.

Conversely, two-thirds of the opposition originates from individuals outside Brentwood, many of whom appear to have no direct connection to the neighborhood and rely on standardized language that does not reference the site-specific conditions acknowledged by LADBS, including seismic vulnerability, vacancy-related hazards, and public safety concerns.

Conclusion

Based on our review, the correspondence received by the Commission demonstrates that local sentiment within Brentwood strongly favors demolition of the Barry Building and supports LADBS' determination that the structure is unsafe. Opposition to the demolition is largely driven by non-local form-letter submissions and does not represent the views of the Brentwood community, which is most impacted by the conditions of the site.

We appreciate the Commission's careful consideration of the record and trust that this clarification will assist in evaluating the weight and representativeness of the public correspondence submitted for Agenda Item C.1.

Respectfully submitted,



Aaron Green
President
The Afriat Consulting Group, Inc.

Veronica Lopez <veronica.lopez@lacity.org>

BRC Support for Appeal of Barry Building Demolition

1 message

Wendy-Sue Rosen <rosenfree@aol.com> Mon, Nov 10, 2025 at 2:44 AM
To: veronica.lopez@lacity.org
Cc: hydee.feldsteinsoto@lacity.org, kenneth.fong@lacity.org, Brentwood Residents Coaltion <brc90049@aol.com>

Ms. Lopez: Please circulate the attached letter from Brentwood Residents Coalition in support of the appeal of the Barry Building demolition to the Board of Commissioners and to the record.

Thank you,

Wendy-Sue Rosen, president
Brentwood Residents Coalition

2025 BRC Support Barry Building Appeal.pdf
150K

November 10, 2025

Board of Building and Safety Commissioners
Attn: Veronica Lopez, Board Secretary
201 North Figueroa Street, Suite 1030
Los Angeles, CA 90012

Via Email only to: veronica.lopez@lacity.org

RE: Support Appeal by Angelenos for Historic Preservation Appeal
11973 San Vicente Boulevard (Historic-Cultural Monument No. LA-887)
The "Barry Building"
LADBS No: **BF #250851**

Dear Board President Stevens and Commissioners:

Brentwood Residents Coalition (*BRC*)[1] writes in strong support of the appeal filed by Angelenos for Historic Preservation and in Opposition to any approvals by the Los Angeles Department of Building and Safety (*LADBS*) that would allow the demolition of the Barry Building, a designated Historic-Cultural Monument (*HCM*) #887. BRC urges your Board to grant the appeal and set aside the LADBS Letter of Determination, certification of an Environmental Impact Report, and approval of the Statement of Overriding Considerations that would allow demolition of the Barry Building.

The Office of Historic Resources (OHR) "[s]erves as the professional staff for the City's historic preservation commission, the Cultural Heritage Commission," is the City's "expert resource on preservation within City Planning and for other City departments," and "[m]anages the City's historic resource inventory, HistoricPlacesLA" in which the Barry Building is included.[2] OHR planners are the City's experts on historic buildings and are uniquely qualified to prepare and review environmental documents, including the Statement of Overriding Considerations (SOC).

The Barry Building is recognized by the City's Cultural Heritage Commission and the LA Conservancy as an excellent example of mid-century modern architecture. It is one of the few distinguished mid-century modern commercial retail buildings remaining in Southern

[1] BRC is a grass roots, non-profit advocacy group whose purposes are to preserve and enhance the environment and quality of life in Brentwood, to protect the integrity of residential neighborhoods, to assist with planning, to uphold zoning and municipal codes, to encourage traffic safety, and to educate the public on issues that affect quality of life and the environment.

[2] See https://planning.lacity.gov/preservation-design/program-overview and https://hpla.lacity.org/report/f9bb1c73-ef15-471a-ad5e-13889f5d6cdd.

California and its preservation is critical to our shared cultural history. The Office of Historic Resources and the Cultural Heritage Commission recommended against adopting the proposed SOC to demolish the Barry Building. In their expert opinion, the SOC is not justified.[3]

LADBS staff admit they have *never before* certified an EIR or adopted an SOC for an historic building without a replacement project. Nonetheless, LADBS staff certified the EIR and adopted the SOC to allow demolition of the Barry Building—despite their lack of expertise and the experts' recommendations to the contrary.

Under these circumstances, the SOC would not only be unprecedented and contrary to the recommendations of the City's own experts, it would be in direct conflict with guidance from California's Office of Historic Resources:

> *When a Project Description involves only demolition of a historic resource, the project is likely being segmented, which is discouraged by CEQA.* This approach *deprives the public of the entire scope of potential environmental impacts*, and potential benefits of the proposed project, and *keeps the project proponent from exploring the full range of reasonable alternatives* that come through the public comment process.[4] (Emphasis added.)

The Applicant seeks to remove HCM #887 to clear the lot without an identified replacement project. Demolition is irreversible and creates a dangerous precedent that would incentivize other property owners to engage in similar activities that erode the City's historic resource protections. The Applicant's intention here is to replace the HCM with an empty lot similar to several adjacent lots held by the same owner that have been sitting empty for more than a decade. These parcels were slated for redevelopment as part of the previously proposed Green Hollow Square project. They have been systematically leveled in a piecemeal fashion against State CEQA guidelines.

In testimony before the Cultural Heritage Commission, the Office of Historic Research Planner revealed that the parcels surrounding the Barry Building are under the same ownership as the Barry Building , which were presented to the City for the Green Hollow Square project. The Barry Building would be the last of these parcels to be demolished.

Moreover, during the Cultural Heritage Commission meeting of September 5, 2024, Commissioners, members of the public, and a representative of the LA Conservancy commented on the deceptively inflated cost estimate for bringing the Barry Building into compliance with the City's Soft Story Ordinance. The supposed scope of work was greatly expanded beyond what was required.[5]

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[3] Refer to documents related to the CHC meeting of September 5, 2024

[4] "Consider the Whole Action: How to Avoid Segmenting," California Office of Historic Preservation, CEQA Case Studies, Vol. II, March 2015: 1.

[5] All of the supporting documents regarding the comments stated here are in the Administrative Record.

According to the most recent report from LADBS, 95% of all property owners City-wide have brought their buildings into compliance with the Soft Story Ordinance. This includes "Mom and Pop" apartment owners of modest income.[6]

Instead of directing their efforts toward seismic upgrade work, the owners of the Barry Building have allowed the building to fall into a state of disrepair, which many consider "demolition by neglect." If the owners had made the repairs needed to bring the Barry Building into compliance with the City's Soft Story Ordinance, they could have re-rented the structure. Instead, they allowed the building to sit empty for eight years while using their hired guns to prepare an EIR they hope will convince the City to allow destruction of this important historic resource. Any "economic hardship" raised by the Applicant to justify demolition is self-imposed—i.e., a product of their "take my marbles" strategy of allowing the property to go unused for almost a decade.

The City must not allow destruction of a historic resource in circumvention of California environmental laws, state historic preservation guidance, and local protections for preservation of the City's historic and cultural resources to enrich a property owner by creating a blank slate for new development.

Brentwood Residents Coalition urges the Board of Building and Safety Commissioners to:

- GRANT the Appeal filed by the Angelenos for Historic Preservation,
- RESCIND certification of the project EIR and adoption of the SOC.

Respectfully submitted,



Tom Freeman



Wendy-Sue Rosen



John P. Given

cc: hydee.feldsteinsoto@lacity.org
kenneth.fong@lacity.org

[6] The February 1, 2024 LADBS Soft Story Compliance Report is available at: https://dbs.lacity.gov/sites/default/files/styles/medium/public/soft-story-compliance-report.pdf.

Veronica Lopez <veronica.lopez@lacity.org>

11973-11975 W. San Vicente Blvd., Barry Building Historic-Cultural Monument

1 message

Andrew Salimian <asalimian@laconservancy.org> Wed, Nov 12, 2025 at 1:40 PM
To: "veronica.lopez@lacity.org" <veronica.lopez@lacity.org>, "ladbs.haulrequest@lacity.org" <ladbs.haulrequest@lacity.org>
Cc: "councilmember.park@lacity.org" <councilmember.park@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, "sean.silva@lacity.org" <sean.silva@lacity.org>, Ken Bernstein <ken.bernstein@lacity.org>

Dear Veronica Lopez,

I would like to submit the attached letter to the Board of Building and Safety Commissioners regarding Angelenos for Historic Preservation's upcoming appeal. We support their appeal for the reasons outlined in the letter.

Please confirm receipt and that it will be shared with the Board ahead of next week's hearing. If there is another way to submit comments, please let me know. Thank you for facilitating this meeting.

Andrew Salimian

Director of Advocacy

Los Angeles Conservancy

(213) 430-4203 | asalimian@laconservancy.org

Pronouns: He/Him

laconservancy.org

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11973-11975 W. San Vicente Blvd., Barry Building, LA Conservancy, 11.12.25.pdf
1064K

LOS ANGELES CONSERVANCY

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

213 623 2489 OFFICE
213 623 3909 FAX
laconservancy.org

November 12, 2025

Board of Building and Safety Commissioners
201 North Figueroa Street
9th Floor, Room 900
Los Angeles, CA 90012

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

To the Board of Building and Safety Commissioners,

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

Throughout the environmental review process, the Conservancy emphasized in our comments the issues with demolishing a designated HCM solely to clear the property, particularly when no replacement project has been identified. Such action incentivizes property owners of other HCMs to pursue similar outcomes, as well as encouraging and rewarding intentional demolition by neglect of a designated historic place. Should the City of Los Angeles approve the proposed demolition of this HCM without a replacement project, it will severely erode protections upheld by the City's long-held historic preservation program, and result in a clear circumvention and piecemeal approach of the California Environmental Quality Act (CEQA).

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

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

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

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

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

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

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

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

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

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

This culmination of actions reflect an orchestrated demolition by neglect approach, which occurs when property owners intentionally allow a historic property to suffer severe deterioration.. Property owners who take this approach often use it as a means to circumvent historic preservation regulations and to later justify total demolition of historic resources, following deferred or intentional actions that compromise a historic building. Should the City reward this behavior by granting the demolition of the Barry Building, other owners of designated Historic-Cultural Monuments will follow the same playbook to achieve demolition.

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

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

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

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

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

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[1] California Code of Regulations, Title 14, § 15378.
[2]" Consider the Whole Action: How to Avoid Segmenting," *CEQA Case Studies* Volume II, March 2015, https://ohp.parks.ca.gov/pages/1071/files/ceqa-how-to-avoid-segmenting-ii.pdf.



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

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

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

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

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

On May 1, 2016, the owners of the Barry Building decided to vacate the Barry Building. The excuse stated then was the City's notice to comply with the mandatory soft-story seismic retrofit. The Draft EIR states this order was first issued in March, 2018[3]. Now, seven years later and near the end of the time to comply, it appears the owner is intentionally "running the clock" on this

[3] DEIR, Alternatives, Page V-1.



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

Throughout Los Angeles are buildings built before current building code standards that are classified as soft-story construction. Without strengthening, these types of structures are vulnerable during earthquakes and possible structural failure. This includes the Barry Building, however these deficiencies do not call for or warrant demolition, only retrofit. Per the City's analysis and records, and provided through April 1, 2023[4], 12,433 total soft-story buildings exist across Los Angeles. To date, seventy percent (8,722) of these buildings have now complied with the mandatory requirements and city's ordinances for structural retrofits. Another fifteen percent of soft-story buildings have permits issued already and are awaiting for the retrofit work to be completed. Overall, ninety-five percent (11,820) of soft-story buildings and their owners have either initiated plans, have permits issued, or completed the work. Slightly less than five percent (633) of owners of soft-story buildings have done nothing to comply, which presumably includes the owners of the Barry Building. This is substantial evidence that demonstrates how similar buildings are able to be retrofitted. How is it that ninety-five percent of soft-story buildings have complied with this mandatory requirement, yet the Barry Building and its owners have not?

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

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

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

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

A critical aspect in the Statement of Overriding Consideration pertains to the economic feasibility of the project. The determination relies on a CBRE pro forma analysis of Alternative 2, which assigned a market value of $11,361,308 but an anticipated construction cost of $17,024,961, resulting in a negative value of $5,663,653[5]. The detailed cost estimate contains work items that go above and beyond most typical retrofit and tenant improvement projects, and inflate the overall costs beyond reasonable expectations or similarly-scoped projects and comparable buildings.

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

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

> *Hi, Richard Barron. I'm an architect. And during my practice I retrofitted at least three buildings similar to this. This is a two story wood frame building. It's not complicated. It's relatively easy to put in some sheer walls, put in a steel frame, and there you go.*
>
> *So I don't know where you're getting all your information. I think your sort of overkill in terms of the dramatics of it. But my experience has been that this is not a difficult building to retrofit. It's rather easy. We're not talking about an unreinforced masonry building. We're talking about a wood stud and stucco box. It's extremely easy to retrofit.*[7]

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[5] *Barry Building Land Residual Analysis*, CBRE Brokerage, March 2023.
[6] *Revised Cost Estimate*, Hill International, June 27, 2024.
[7] Cultural Heritage Commission, Agenda Item 4, September 5, 2024.

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

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

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

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

Demolition of the Barry Building without a replacement project is a blatant violation of CEQA. The proposed project is unnecessary and used as an effort to circumvent historic preservation regulation for its future development. It is the City's duty, as the lead agency, to deny the proposed project as stated by CEQA law, when an environmentally superior alternative is viable and available. As with the previous project proposed through the Green Hollow Square Project, a preservation alternative remains feasible for the applicant. Such an alternative works in tandem with new development. Historic Preservation and new development are not mutually exclusive. Successful preservation for the Barry Building is a "win-win" solution whereby the historic building can be rehabilitated and sensitive new development may occur on the vacant portion of the parcel.

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

[8] *Revised Cost Estimate*, Hill International, June 27, 2024.

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

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

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

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

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[9] Public Resource Code, Sec. 21001 (b), (c).
[10] Sierra Club v. Gilroy City Council (1990) 222 Cal.App.3d 30, 41; also see Public Resources Code §§ 21002, 21002.1.
[11] Guideline § 15126.6(a).
[12] San Bernardino Valley Audubon Soc'y v. County of San Bernardino (1984), 155 Cal.App.3d 738, 750; Guideline § 15126(d)(1).
[13] Public Resources Code § 21081.5.

VII. Conclusion

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

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

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

The Conservancy respectfully asks that the Board of Building and Safety Commissioners to uphold Angelenos for Historic Preservation's appeal, sets aside the Statement of Overriding Considerations, and follow the recommendations of the Office of Historic Resources staff and the Cultural Heritage Commission.



About the Los Angeles Conservancy:

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

Sincerely,



Adrian Scott Fine
President & CEO

cc: Councilmember Traci Park
Jeff Khau, AICP, Council District 11
Sean Silva, Council District 11
Ken Bernstein, Office of Historic Resources

Brandt-Hawley Law Group
P.O. Box 1659
Glen Ellen, California 95442
707.938.3900
susanbh@preservationlawyers.com
www.preservationlawyers.com

November 17, 2025

Jacob Stevens, President
and Members of the Los Angeles Board of Building and Safety
via email

Subject: *Appeal of Demolition Permit for the Barry Building Historic-Cultural Monument # 887*

Board File No. 250851
November 18, 2025, Public Hearing for Agenda Item C, 11973 San Vicente Blvd, Barry Building (HCM #887)
CASE NO.: CHC-2007-1585-HCM
RELATED CASE NO: ENV-2019-6645-EIR
CEQA: SCH#2020110210 (EIR)
Location: 11973-11975 W. San Vicente Boulevard
Council District: 11 – Park Community Plan Area: Brentwood – Pacific Palisades

Dear President Stevens and Commissioners:

On behalf of Angelenos for Historic Preservation, I submit the following rebuttal to staff's presentation of issues before this Board for the hearing on November 18, 2025, in addition to all other submissions in support of appeal by Angelenos, incorporated by reference.

Issue 1. The City's appeal procedures are unclear and LADBS lacks authority to approve CEQA documents.

Analysis of the adequacy of CEQA documents and recommendations for approval by the Department and this Board are not within codified responsibilities. Code section 91.106.4.5, relied upon by staff, states:

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 [CEQA] Initial Study and Check List, specified in Section 19.05 of the Los Angeles Municipal Code. If the Initial Study and Check List identify the historical or cultural asset as significant, the permit shall not be issued without the dept first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure.

This section by its plain language does not give the Board authority to undertake CEQA analysis nor approve CEQA documents but solely to make a determination of whether a project may result in loss of or serious damage to significant historical or cultural assets, including a Los Angeles cultural monument. If so, the Board must require the project applicant to submit the project for CEQA review and to pay the appropriate filing fee per section 19.05. The Department and Board have no authority to make CEQA recommendations or decisions.

The Barry Building is a cultural monument. It is thus undisputed that its demolition *would* necessarily result in the loss of a City cultural monument. The Board must refer the project for CEQA review and decisionmaking *by an authorized City body with authority to conduct the EIR process and make decisions regarding compliance with CEQA.*

While this Board thus *has no authority* to consider the adequacy of the EIR nor any CEQA findings including a Statement of Overriding Considerations, Angelenos will briefly address the other issues listed by its staff.

Issue 2: The Appellant asserts that the CHC's recommendation that the Department not adopt the SOCs is supported by substantial evidence, while the Department's findings, SOCs, and projects approvals *were not* based on substantial evidence.

The staff has not provided substantial evidence to support the Statement of Overriding Considerations (referred to as SOCs by staff) purporting to justify the demolition of a cultural monument to create a vacant lot. Saying that adequate support has been provided does not change the facts before this Board. As explained in the file documents

and the Angelenos' appeal and submitted presentation, the City cannot consider an SOC before first studying "the whole of the action," here including feasible redevelopment of this lot with adjacent lots and adopting all feasible mitigation and alternatives to demolition.

Issue 3: The Appellant alleges that project does not meet CEQA substantial evidence requirements, nor does it comply with LAMC Section 91.106.4.5. Therefore, the demolition permit should be voided because the EIR is inadequate and should not be certified, the SOCs are not supported by substantial evidence, and LADBS' actions should be set aside.

Simply stated, the evidence does not support any finding of infeasibility as to the avoidance of demolition of a cultural monument to create a vacant lot under the facts in the record, via mitigation measures or alternatives. The EIR failed to adequately address such measures or alternatives and the SOC is both premature and unsupported.

Issue 4: The Appellant alleges that it is reasonably foreseeable that because the Applicant owns the Barry Building property, and adjacent lots that have been cleared in recent years, there is an intent to either to develop them or sell them to an entity who will; and that the EIR is inadequate for its failure to analyze the potential for development as part of the project description.

Staff's responsive statement that "*impacts to an individually eligible resource cannot be piecemealed if the resource is demolished*" borders on bizarre. The point of CEQA review is to accomplish its substantive goals of protecting the environment, and thus the project EIR must analyze potentially feasible mitigation measures and alternatives to avoid demolition of—here—a property that Los Angeles has designated a cultural monument. That analysis cannot be adequately conducted if demolition is assumed at the outset, and the common ownership of adjacent properties is an appropriate fact to consider as part of the environmental setting.

Issue 5: The Appellant alleges that there is lack of evidence to support the SOCs.

Issue 6: The Appellant requests that the recommendations of OHR Staff and CHC to not adopt the SOCs be followed, and that there is no substantial evidence to support contrary actions.

In sum, the Board has no authority to recommend approval of the SOCs. Otherwise, arguments already stated, as well as the recommendations of OHR staff and CHC, support the lack of evidence.

Please grant this appeal.

Thank you.



Susan Brandt-Hawley

cc: veronica.lopez@lacity.org
kenneth.fong@lacity.org
kathryn.phelan@lacity.org
osama.younan@lacity.org
faruk.sezer@lacity.org

Veronica Lopez <veronica.lopez@lacity.org>

San Vicente Business Association / Letter in Support of Barry Building Demolition

1 message

Michele Aronson <maronson@douglasemmett.com> Wed, Nov 12, 2025 at 5:23 PM
To: "veronica.lopez@lacity.org" <veronica.lopez@lacity.org>, ladbs_commissionoffice@lacity.org
Cc: Craig Bullock <craig.bullock@lacity.org>

Please see the attached letter in support of the Barry Building Demolition.

Thank you.
Michele Aronson
Representative, San Vicente Business Association
BCC Representative for the San Vicente Business District

Important Notice: This message is intended only for the person or entity to which it is addressed. The information provided is confidential. Accordingly, any review, retransmission, dissemination or other use of this information by, or disclosure of it to, anyone other than the intended recipient could have significant adverse effects and is prohibited. This message does not constitute an offer to purchase or sell any securities or other interests.

SVBA_Letter of Support_Barry Building Demolition.pdf
63K

san vicente
business association

November 12, 2025

VIA EMAIL

Board of Building and Safety Commissioners (ladbs_commissionoffice@lacity.org)
Los Angeles Department of Building and Safety
201 North Figueroa Street, Room 900
Los Angeles, CA 90012 US

Ms. Veronica Lopez (veronica.lopez@lacity.org)
Board Secretary
Board of Building and Safety Commissioners
210 North Figueroa Street, Suite 1030
Los Angeles, CA 90012

Re: Barry Building Demolition 11973-11975 San Vicente Blvd.

Dear Board of Building and Safety Commissioners and Board Secretary Lopez,

On behalf of the San Vicente Business Association ("SVBA"), I am writing to express SVBA's strong support of the demolition of the Barry Building.

The San Vicente Business Association represents small and large businesses as well as other professionals within Brentwood. Our vision is a thriving Brentwood business community with a mission to support policies that enable prosperous, safe and clean commercial districts within Brentwood.

The Barry Building, a vacant and seismically unstable building, is not good for Brentwood and its business community. It is structurally deficient, does not meet the City's minimum seismic safety standards and poses a clear risk to public safety. The deteriorating building continues to be a magnet for vandalism, trespassing and other public safety concerns. The demolition and replacement of the building would allow for the thoughtful redevelopment of the property and enhancement of Brentwood's primary commercial corridor.

SVBA stands in firm support of the demolition of the Barry Building and urges the Commission to support the continued reinvigoration of the Brentwood commercial district by upholding the City's prior decision and approving the demolition permit.

Thank you.

Sincerely,

Michele Aronson
Representative, San Vicente Business Association / BCC Representative for the SV Business District

cc: Craig Bullock, CD11 (Craig.Bullock@lacity.org)

Veronica Lopez <veronica.lopez@lacity.org>

South Brentwood Residents Assn Support for Demolition of Barry Building

1 message

South Brentwood Residents Association <info@southbrentwood.org> Wed, Nov 12, 2025 at 4:20 PM
To: "veronica.lopez@lacity.org" <veronica.lopez@lacity.org>, "ladbs_commissionoffice@lacity.org" <ladbs_commissionoffice@lacity.org>
Cc: "craig.bullock@lacity.org" <craig.bullock@lacity.org>, "traci.park@lacity.org" <traci.park@lacity.org>, "carolynlobuglio@gmail.com" <carolynlobuglio@gmail.com>

Please submit this letter into the record and the Staff Report for
Case No. ENV-2019-6645-EIR, 11973- 11975 San Vicente Boulevard, Los Angeles, California 90049.

Thank you,

Lauren Cole
President, South Brentwood Residents Association

SOUTH BRENTWOOD RESIDENTS ASSOCIATION*
149 S..Barrington Ave., #194
Los Angeles, CA 90049-3310
https://southbrentwood.org

*The South Brentwood Residents' Association ("SBRA") represents approximately 18,000 homeowners and renters who reside in the area south of San Vicente Blvd./Montana, north of Wilshire Blvd., east of Centinela Avenue and west of Federal Avenue in the Brentwood area of Los Angeles. Additionally, SBRA represents the interests of those in multi-family dwellings throughout the entire Brentwood community.

S Brentwod Residents Assn Support of Barry Building Demolition November 2025.pdf
331K

SOUTH BRENTWOOD RESIDENTS ASSOCIATION
EST 1973
149 South Barrington Ave. #194
Los Angeles, California 90049
www.southbrentwood.org

November 12, 2025

VIA EMAIL

The Board of Bureau and Safety Commissioners, attn: Veronica Lopez, Board Secretary (veronica.lopez@lacity.org)

Los Angeles Department of Building and Safety Commission Office (ladbs_commissionoffice@lacity.org)

RE: South Brentwood Residents Association SUPPORT for Demolition of the Barry Building, 11973- 11975 San Vicente Boulevard, Los Angeles, California 90049
Case No. ENV-2019-6645-EIR

Dear Commissioners:

I am writing on behalf of the Board and members of the South Brentwood Residents Association ("SBRA"), which has represented the South Brentwood community since 1975. SBRA serves approximately 18,000 homeowners and renters residing south of San Vicente Blvd., north of Wilshire Blvd., east of Centinela Ave., and west of Federal Ave., and all households in multi-family residences throughout Brentwood.

The South Brentwood Residents Association once again reaffirms our strong support for the demolition of the Barry Building. SBRA has previously submitted letters of support in 2012, 2013, 2023, and 2024. South Brentwood is a densely populated, walkable neighborhood, yet this significant section of San Vicente Blvd. has remained vacant for over a decade. The well-known Dutton's Bookstore closed more than 17 years ago, in April 2008, and most current residents have no memory of it.

This building is a safety hazard:

- The building's prolonged vacancy has attracted repeated incidents of trespassing, vandalism, and theft, including the stripping of copper wire. This creates a hazardous environment and risks further property damage to neighboring homes and businesses.

- Given Brentwood's proximity to high-fire areas such as Pacific Palisades, the presence of unused structures increases the risk of similar potentially catastrophic fires due to unauthorized entry. That Brentwood has many homeless individuals increases that risk.

- The Barry Building's soft-story structure, dating to 1951, poses substantial seismic risks. Its potential collapse in an earthquake could endanger pedestrians and adjacent properties.

- Crime—including a recent murder and assault on San Vicente Blvd.—demonstrates that empty properties risk further endangering pedestrian safety.

As determined by both the applicants and LADBS staff, the costs associated with upgrading this nearly 75-year-old structure far exceed the property's value.

South Brentwood residents have advocated for the building's removal for almost 15 years. In May 2012, SBRA surveyed members regarding the existing building and the proposed Green Hollow Square project; over 50 community members submitted comments, which were forwarded to the LA City Planning Department:

> *"Yes, I do like the idea of having new restaurants and shops at this location. There are very few shops and restaurants at this end of San Vicente Blvd."*
>
> *"While I appreciate the architectural significance of the original Barry Building, I believe that the land and community would be better served with the proposed redevelopment that Mr. Munger has been working on."*
>
> *"Yes, love it. I want every opportunity to walk instead of drive in Brentwood. I would drive less if GHS was a reality."*
>
> *"The historical significance of the Barry Building would be better served as a discourse in a college course in architectural history rather than an eyesore to our beautiful Brentwood streets. This postWWII modernism style was used for more cost-saving measures than architectural beauty in my opinion."*
>
> *"The Barry Building is simply a tired example of what can be done with cheap materials and minimal design."*
>
> *"The property should be utilized to its fullest extent and not just by having an old building preserved."*

"I'm a big supporter of preserving our history but I feel the new building and what it will offer economically to Brentwood is needed on San Vicente."

"It doesn't need to be preserved; it's served its purpose and is outdated. It looked like an abandoned building in 1988 when I moved to Brentwood, and it looks like an abandoned building today."

"This building is aged and needs to be brought up to standard/code, especially in line with the ADA. This will cost millions and take many years, depriving Brentwood of a new destination. I have had to be carried/helped up the stairs many times."

"It would save the decaying business climate on San Vicente from entering a stage of urban blight."

"I think it is needed on San Vicente. There are few small neighborhood shops nearby (except at Brentwood Gardens or in Brentwood Village). We need clothing and jewelry shops, hair salons, and most of all, a few more restaurants of various kinds. I would like to see GHS become part of Brentwood's shopping and dining experience."

"I love that it will create a gathering place and that it will clean up a large portion of San Vicente, which in my opinion is blighted. Like the pedestrian orientation of the project, and that the scale of the project fits the neighborhood."

"I think it would be a nice addition to Brentwood. I would love to have extra value added to our condo with the development. As a place that has many young families it would be nice to have a spot to walk to with the kids where they can play."

This situation is not an abstract debate about whether Los Angeles should preserve older buildings at any cost. For South Brentwood residents, it is an ongoing, tangible issue: rather than a vibrant commercial district along this section of San Vicente, we have endured more than a decade of three prominent parcels sitting empty behind chain-link fences, dominated by a neglected, derelict building.

Throughout the years, our residents have consistently voiced their desire to see this building removed and new, community-focused retail developed in its place. At the September 2024 Cultural Heritage Commission hearing, numerous community members took time from their schedules to participate in the hybrid meeting, and many others submitted letters strongly supporting the building's demolition:

"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]t'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."

"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 neighborhood."

"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."

"My wife and I go for regular walks in the neighborhood and often on San Vicente. Every time we walk by this property we shake our heads in amazement that it has been sitting for so long with no progress. In our opinions, it should've been demolished long ago and there should have been a new building serving the community in its place. Instead, this beautiful street in this beautiful community has a very large, very visible and very valuable piece of land that looks like nobody cares about. It looks like an abandoned building and empty lot that would be in the middle of Detroit 20 years ago. It is an absolute embarrassment and reflection of zero progress, among all the other issues it represents. I urge you and anyone else involved to work with the owner of the property and allow it to become something the community can enjoy and be proud of."

"I agree that we should attempt to preserve buildings of historical and aesthetic value. But when doing so creates a decade plus blight, then perhaps that's not the right choice."

"The portion of Brentwood where the Barry building is located is adjacent to an affordable condominium district filled with many young couples and families who enjoy the walkability. I am not aware of any long-term residents who have nostalgic or emotional ties to the building... This building has been an eyesore/scar in our community for as long as I have lived here... Preventing the Barry Building removal has been harmful to the community and frustrating to us residents who have chosen to make this area home."

"As residents of Brentwood for 58 years (and aficionados of architecture), my husband and I have long viewed the Barry Building as an eyesore on the main street and heart of Brentwood and now a magnet for vandalism and an impediment to the potential for enhancing San Vicente Boulevard for the benefit of the residents and visitors."

"While I certain support saving "historic" structures where the structure is truly historic and it is possible to preserve it and use the structure in an economically efficient manner, the Barry building was never "historic" or notable or remotely worth preserving. It was a ramshackle structure even when I moved into the neighborhood in 1978. I thought it should have been torn down and something useful done with the property more than 20 years ago."

"We walk by this vacant building and related garbage and weed-filled lot often, and look forward to seeing something more fitting for our Brentwood community in the near term. Please demolish it before it and surrounding areas are destroyed by something like the fire in the Radio building on Bundy Drive!"

"There is really nothing special about this building. Look at any ugly apartment building from the 50's and 60's and they look similar. The majority of people WHO LIVE HERE want it torn down and replaced. I too am sensitive to preserving Los Angeles history, but listening to people talk about the building like it's an architectural gem that needs restoring is ridiculous. Duttons was the only reason to keep the building. That was the ONLY reason people were upset about the building and thanks to Amazon, not Munger, not development, that ship sailed long ago."

The time has come to move forward. SBRA respectfully urges the Los Angeles Department of Building and Safety to approve demolition of the Barry Building so that this section of San Vicente can be reactivated after years of public discussion. Removal of this vacant, unsafe, and blighted structure will allow this block to become a vibrant, welcoming corridor once again.

Thank you for your attention to this critical matter and for your ongoing support of our community's needs.

Sincerely,

Lauren Cole
President, South Brentwood Residents Association

Cc: Craig Bullock (Craig.Bullock@lacity.org), Planning Director, Council District 11
Traci Park, Councilwoman, Los Angeles Council District 11 (traci.park@lacity.org)
Carolyn LoBuglio, Chair, Brentwood Community Council ()

Robert Blue & Sieglinde Kruse Blue
Los Angeles, CA 90049

bob.blue@live.com ziggykruse2005@yahoo.com

July 20, 2025

VIA EMAIL ONLY
Board of Building and Safety Commissioners
Attn: Veronica Lopez, Board Secretary
201 North Figueroa Street, Suite 1030
Los Angeles, CA 90012
veronica.lopez@lacity.org

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

Subject: Comments in Support of the July 8, 2025 Appeal regarding the June 6, 2025 Letter of Determination for the Demolition of the Building Located at 11973 San Vicente Boulevard (Historic-Cultural Monument No. LA-887)

Dear Board President Stevens and Commissioners:

We are providing our comments in support of the July 8, 2025 Appeal by the Angelenos for Historic Preservation regarding the actions taken in the June 6, 2025 Letter of Determination (LOD) by the Los Angeles Department of Building and Safety (LADBS). These comments are also our official objections to the LOD, which we contend was made in error by LADBS. (*Attachment A*)

We are also preserving our rights to provide further comments in support of the above referenced Appeal and objections to the LOD in the future and prior to the Hearing before the LADBS' Board of Commissioners.

In this letter we discuss our objections to all actions taken by LADBS as described in the LOD for the above referenced project.

The proposed demolition of a Historic Cultural Monument, the Barry Building, HCM #887, without a replacement project, has never been done before in the City of Los Angeles. If approved, this would establish a precedent that would threaten all Historic Cultural Monuments in California's largest City.

The applicant has stated their intent publicly, and in the record, to sell the property which would include all of the parcels it owns (under 11973 San Vicente, LLC and 11991 San Vicente, LLC) surrounding the project site.

The Board of Building and Safety Commissioners (Board) should grant the appeal in full, rescinding the Certification of the EIR by LADBS, and rescinding the adoption of the Statement of Overriding Considerations by LADBS.

By doing so, the Board will correct the mistake made by Binh Phan, Permit and Engineering Bureau Chief, who is unqualified to take the CEQA-related actions for this case.

Mr. Phan is the person who authored and signed the LOD. He made determinations, certified the EIR, and adopted the Statement of Overriding Considerations. However, he does not have the qualifications, experience, or training to perform these CEQA-related actions.

He has held the following positions in the City of Los Angeles for the past 14 years [Source: "openpayrolls.com" and "transparentcalifornia.com"]:

Name	Year(s)	Civil Service Job Title/Working Title
Binh Phan	2011	Structural Engineering Associate III
Binh Phan	2012-2014	Structural Engineering Associate IV
Binh Phan	2015	Building Civil Engineer I
Binh Phan	2016-2020	Building Civil Engineer II
Binh Phan	2020	Assistant Deputy Superintendent of Building II
Binh Phan	2022-Present	Deputy Superintendent of Building I /Permit and Engineering Bureau Chief

Note: List of attachments available on page 8

The class specifications for all the positions held by Mr. Phan and the Job Bulletin for his most recent position can be found in Attachment B-1.

None of the Civil Service Class Specifications for the positions held by Mr. Phan qualifies him to process CEQA-related documents, certify an EIR, or adopt a Statement of Overriding Considerations.

The City's most qualified and experienced persons to take CEQA-related actions are employed in the City's Planning Department and in the Planning Department's Office of Historic Resources (OHR).

Staff in the City's Planning Department who worked on this project are all qualified to perform Environmental work per their Civil Service Class Specifications. (*Attachment B-2*)

Name	**Civil Service Job Title**	**Planning Department**
Ken Bernstein	Principal City Planner	Office of Historic Resources
Mindy Nguyen	Senior City Planner	Major Projects
Melissa Jones	City Planner	Office of Historic Resources

The Commissioners of the City's Cultural Heritage Commission (CHC) are also another group of people in the City who are most qualified and experienced to make recommendations of CEQA-related actions concerning Historic Resources.

The CHC unanimously agreed with the Planning Department's Office of Historic Resources against demolition of the Barry Building and against adoption of the Statement of Overriding Considerations.

Instead of creating a "first ever" for the City by allowing the destruction of a Historic-Cultural Monument, the Board can show that Los Angeles treasures its historic resources and can blend "the old with the new" in a new development. This common-sense approach would be environmentally superior and would provide a greater socio-economic benefit to the City instead of only enriching the applicant.

Note: List of attachments available on page 8

Overview:

I. LADBS IS NOT QUALIFIED TO PERFORM CEQA-RELATED ACTIONS DESCRIBED IN THE LETTER OF DETERMINATION

By their own admission, LADBS does not have any experience in certifying an EIR and adopting a Statement of Overriding Considerations.

Mr. Faruk Sezer, Building Civil Engineer, Government and Community Relations wrote in his email from September 11, 2024 that *"Once we receive the letter, the Los Angeles Department of Building and Safety (LADBS) will begin the process of certifying the Environmental Impact Report (EIR)." He further wrote "The format of this certification is still undecided,* ***as LADBS has not issued one in the past." (emphasis added)*** (*Attachment C-1*)

LADBS also provided misleading and conflicting information when asked about the process of filing an Appeal regarding the LOD.

On June 30, 2025, LADBS' Board secretary, Ms. Veronica Lopez, responded to our request to be provided a filled-out copy of the Form named *"Exhibit B" of the LOD, with the following statement "Unfortunately, I do not have an example I can share* ***as your appeal is the first of its kind.***" (*Attachment C-2*)

On June 12, 2025, LADBS' Building Civil Engineer Faruk Sezer responded to our inquiry about timing of filing an appeal. His response was different than the information given by the Board Secretary. (*Attachment C-2*)

Also, the Los Angeles Department of Building and Safety, as well as the entire City of Los Angeles, has never processed an EIR for the demolition of a Historic Cultural Monument <u>without</u> a replacement project.

II. DUE PROCESS, BIAS, AND LACK OF FAIRNESS

The First Amendment of the US Constitution and the California Constitution, Article 1, Section 3 guarantees the rights of the people to petition their government.

A. <u>Restricting Public Participation</u>:

1. The Appeal Process set forth in the LOD impedes the Public's Right to petition their government

Note: List of attachments available on page 8

LADBS restricted and impeded public participation through the appeal process it used in "Exhibit B" of the LOD, which included the form **PC-Build.Mod 00 (Rev.09-11-2019)**, titled "Request for Modification of Building Ordinances".

This form is not applicable to appeal CEQA-related actions. (*Attachment D-1*)

The City of Los Angeles has already established a form and an appeal process to appeal non-Planning Department CEQA related decisions.

LADBS failed to use that form or create its own form which would apply to CEQA-related actions taken by LADBS, and that the use of the form provided by LADBS acts as an impediment to the public's rights to petition their government through the appeal process. (*Attachment D-2*)

Moreover, LADBS has provided conflicting information to our requests for guidance for filing an appeal. (*Attachments C-1, C-2 and C-3*)

2. **Restricting Written Comments from the Public to the LADBS Board**:

In her July 14, 2025 email, LADBS Board Secretary stated that any objections after an appeal is filed would not be accepted by LADBS. (*Attachment E*)

She referred to page 2 of "Exhibit B" of the LOD, which reads in part: "*No additional information will be accepted by the Department after the appeal form has been submitted unless a new appeal form is filed and applicable fees are paid.*" (*Attachment D-1*)

The imposition of additional fees, particularly if they are excessive or serve as an unreasonable barrier, restricts the public's right to petition their government.

There was a deadline of July 11, 2025 in the instance of the above referenced case by which the appeal had to be filed.

Even though the Board Secretary further clarified in her email that this only applies to the appellant, nothing in the LOD explains how additional comments/information could be submitted by an appellant in a CEQA related case and how it would affect the

Note: List of attachments available on page 8

35-day CEQA time limit set by LADBS if comments were submitted after the deadline.

The process on how to submit supporting documents either by the Appellant or other members of the public was flawed, and impeded the people's right to petition their government.

3. Bias and Prejudgment of Facts by Councilmember Traci Park:

CEQA decision-makers act in a quasi-judicial capacity when making decisions on projects that require environmental review. They are expected to be neutral and unbiased, free from personal conflicts of interest, prejudgment of the facts, or prejudice against any of the parties involved.

The above referenced project is located in Councilmember Traci Park's district (CD-11).

Ms. Park made a decision to support demolition of the Barry Building prior to the 09/05/2024 Cultural Heritage Commission (CHC) meeting. She made up her mind without hearing from the CHC Commissioners who are the subject matter experts and the City's most qualified body on Historic Resources.

Out of the public's view and in a non-transparent manner, Councilmember Park's office worked with the applicant to frame CD-11's position and come up with a "preservation covenant" between her office and the applicant. (*Attachment F*, pages 058-059)

Her actions were not neutral, but biased. They were also based on her prejudgment of the facts.

As of the date of this letter, the "preservation covenant" was never made public and was not part of any binding condition on the applicant.

CD-11 Planning Deputy Jeff Khau and Venice Field Deputy Sean Silva attended the 09/05/2024 CHC hearing on the Barry Building (Agenda Item 4).

Mr. Silva presented Ms. Park's position, and he revealed publicly for the first time that Ms. Park was against the Planning Department's Office of Historic Resources (OHR) recommendation to not adopt SOC, and was instead in favor of the demolition of the Barry Building.

The fact that Mr. Silva made his statement prior to hearing the discussion and decision of the Commissioners shows that Ms. Park had already made up her mind before 09/05/2024.

The Commissioners unanimously recommended against demolition and recommended to not adopt the SOC.

To summarize, Ms. Park herself and through her staff:

- Made up her mind before the 09/05/2024 CHC hearing,
- Made prejudicial statements, which can be perceived as an attempt to influence the decision of the CHC, and
- Spoke with the applicant (ex parte) before the CHC hearing, without any input from the public.
- Came up with a written agreement with the applicant that was not shared with the public.

It is likely that this appeal will come before the City Council as that is the final decision-making body for CEQA appeals.

Ms. Park should recuse herself from any future voting or participation in any discussion regarding this project because of the bias she has demonstrated and the prejudgment she used. (*Petrovich Development Company, LLC v. City of Sacramento* (Cal. Ct. App., Apr. 8, 2020, No. C087283)

Conclusion:

Based on all of the issues raised above, we ask that the Board of Building and Safety Commissioners do the following:

1. Grant the 07/08/2025 Appeal in full;
2. Rescind the Certification of the EIR by LADBS; and
3. Rescind the Adoption of the Statement of Overriding Considerations by LADBS

Thank you for your time and consideration of this letter.

Sincerely,

Robert Blue
Robert Blue

Sieglinde Kruse Blue
Sieglinde Kruse Blue

Note: List of attachments available on page 8

CC: Hydee Feldstein-Soto, LA City Attorney
Osama Younan, LADBS' General Manager
Kenneth Fong, LA Deputy City Attorney
Corin Kahn, Esq.

List of Attachments:

Attachment A:	06-06-2025 Letter of Determination for the Barry Building Demolition Project
Attachment B:	Civil Service Class Specifications
Attachment C:	Email Communications
Attachment D-1:	06-06-2025 LOD's "Exhibit B"
Attachment D-2:	City of Los Angeles' Non-Planning Appeal Form
Attachment D-3:	User Instructions for filing a City of Los Angeles' Non-Planning Appeal Form
Attachment E:	07-14-2025 Email Communication Veronica Lopez, LADBS Board Secretary
Attachment F:	Transcript of the 09-05-2024 Cultural Heritage Commission (CHC) Meeting (with highlighted sections for: Sean Silva)

Note: List of attachments available on page 8

Attachment A

06-06-2025 - Letter of Determination for the Barry Building Demolition Project

FORM GEN. 160 (REV. 6-80)

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

LETTER OF DETERMINATION

DATE: 06/06/2025

TO: 11973 San Vicente, LLC
C/o Alston & Bird
Attn: Ed Casey
333 Hope Street, 16th Floor
Los Angeles, CA 90071

FROM: Binh Phan, Chief
Permit and Engineering Bureau

SUBJECT: Demolition of the Building Located at 11973 San Vicente Boulevard (Historic-Cultural Monument No. LA-887)

PROJECT DESCRIPTION:

The proposed 11973 W. San Vicente Boulevard Project (Project or Proposed Project) consists of the demolition of an existing two-story commercial building, commonly referred to as the Barry Building, a designated Historic-Cultural Monument.

Pursuant to Los Angeles Municipal Code (LAMC) Section 91.106.4.5, the Department of Building and Safety (LADBS) shall not issue a permit to demolish a building designated as a Historic-Cultural Monument (HCM) without LADBS first determining whether the demolition may result in the loss of or serious damage to a significant historical or cultural asset If L DBS determines that such loss or damage may occur a CE clearance is required to be prepared, and if the HCM is considered significant, no demolition permit may be issued ithout L DBS first finding that specific economic social or other considerations make infeasible the preservation of the building or structure

To comply with Section 91.106.4.5, the Department of City Planning (DCP) prepared and processed an environmental impact report (EIR), EIR findings, and a statement of overriding considerations for L DBS' consideration for the Proposed Project.

DETERMINATION:

In accordance with the California Environmental Quality Act (CEQA) and related City procedures, the following determinations and actions are taken by LADBS after its review and consideration of the whole of the record, including the EIR, communications by DCP, all submissions by the pplicant's representatives the recommendation of the Cultural Heritage Commission, and any and all communications on the Project to DCP or LADBS:

1. **Environmental Impact Report Determination**

   Pursuant to CEQA Guidelines Section 15132, it is determined that the Final Environmental Impact Report (FEIR), which includes the Draft EIR (SCH No. 2020110210, ENV-2019-6645-EIR) dated February 2023, the Draft EIR appendices and the document titled Final EIR dated September 202 (including all related appendices and attachments), complies with CEQA requirements.

2. **Certification of the FEIR**

   The Los Angeles Department of Building and Safety (LADBS) certifies that:

   a. The FEIR has been completed in full compliance with CEQA;
   b. The FEIR was presented to the LADBS and the LADBS has reviewed and considered the information contained in the FEIR prior to approval of the Project, and all of the information contained therein has substantially influenced all aspects of the decision by the LADBS; and
   c. The FEIR reflects the independent judgment and analysis of the LADBS.

3. **Adopts the following:**

   a. The Mitigation Monitoring Program (MMP);
   b. The EIR Findings dated 04/18/2025 (attached at Exhibit A');
   c. The Statement of Overriding Considerations, found on pages 36-39 of the EIR Findings (Exhibit). The LADBS further finds that each identified benefit of the Proposed Project, as listed in the Statement of Overriding Considerations, independently justifies approval of the Project and overrides all identified significant and unavoidable impacts of the Proposed Project; and
   d. A finding that based upon the whole of the record, including the EIR Findings and the Statement of Overriding Consideration in Exhibit ' a demolition permit may be issued because specific economic, social, or other considerations make infeasible the preservation of the building at 11973 W. San Vicente Boulevard.

4. **Custodian of Records**

   LADBS records related to this project are available through the LADBS Records Section at the following locations:

   Metro Office
   201 N. Figueroa Street, 1st Floor, Room 110
   Los Angeles, CA 90012

   Van Nuys Office
   6262 Van Nuys Boulevard, 2nd Floor, Room 251
   Van Nuys, CA 91401

All other records of proceedings shall be maintained by the Department of City Planning. The Director of Planning shall serve as the custodian of these records, which are kept at:

Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

5. **Notice of Determination**

Staff from the Department of City Planning is directed to file a Notice of Determination with the County Clerk in accordance with the Public Resources Code and CEQA Guidelines within five (5) days of mailing of this letter.

NOTICE RE APPEALS:

Appeal to Board of Building & Safety Commissioners

This determination may be appealed pursuant to LAMC Section 98.0403.1(b)(2) by any interested party within thirty-five (35) days of mailing of this letter. To file an appeal, please follo the instructions in Exhibit B' and email the applicable completed form to Board of Building and Safety Secretary Veronica Lopez veronica.lopez@lacity.org, (213) 482-7429 or file it in person at 201 North Figueroa Street, Suite 1030 Los Angeles, CA 90012.

CEQA Appeal

This determination and any determination upon an appeal described in Exhibit B' is an approval and a final decision for purposes of CEQA. If the determination is upheld on an appeal to the Board of Building and Safety Commissioners (Board), the Board's determination is appealable to the City Council pursuant to LAMC Section 13B.11.1.F. If this determination is not appealed, the determination is final for purposes of CEQA and no further CEQA appeal is available, including upon issuance of the demolition permit after referral to the Cultural Heritage Committee, as described below.

Referral to CHC

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.

Please feel free to contact me for further details or clarifications.

ttachments: Exhibit ' EIR Findings
Exhibit B' DBS Information Bulletin re Appeals

cc: Vincent P. Bertoni, AICP, Director of Planning
Milena Zasadzien, Principal City Planner
Mindy Nguyen, Senior City Planner

"Exhibit A"

06/06/2025

EIR Findings

I. Introduction.

The Environmental Impact Report (EIR), consisting of the Draft EIR and the Final EIR, is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and environmental impacts of 11973 San Vicente Boulevard Project (Project), located at 11973-11975 San Vicente Boulevard (Assessor Parcel No. 4404-025-008), on the north side of San Vicente Boulevard between Montana Avenue and Saltair Avenue (Site or Project Site). The Project consists of demolition of the existing two-story commercial building, commonly referred to as the Barry Building, located on the Project Site. The existing building is a City of Los Angeles Historic-Cultural Monument (HCM) that has been vacant and fenced since 2017. The proposed Project consists of the demolition of the Barry Building. Once demolition activities are complete, the portion of the Project Site that currently contains the Barry Building would be a vacant lot, and the existing surface parking lot would remain. A landscape buffer would be installed along the southern boundary of the Project Site (fronting San Vicente Boulevard). No future development of the Project Site is proposed or considered as part of the Project.

The City of Los Angeles (City), as Lead Agency, has evaluated the environmental impacts of implementation of the Project by preparing an environmental impact report (EIR) (Case Number ENV-2019-6645-EIR/State Clearinghouse No. 2020110210). The EIR was prepared in compliance with the California Environmental Quality Act of 1970 (CEQA), Public Resources Code (PRC) Section 21000 et seq. and the California Code of Regulations Title 15, Chapter 6 (CEQA Guidelines). The findings discussed in this document are made relative to the conclusions of the EIR.

PRC Section 21002 provides that public agencies should not approve pro ects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such pro ects The procedures re uired by CE 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 PRC Section 21002 goes on to state that in the event [that] 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

The mandate and principles announced in PRC Section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. (See PRC Section 21081[a]; CEQA Guidelines Section 15091[a].) For each significant environmental impact identified in an EIR for a proposed project, the approving agency must issue a written finding, based on substantial evidence in light of the whole record, reaching one or more of the three possible findings, as follows:

1) Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant impacts as identified in the EIR.

2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been, or can or should be, adopted by that other agency.

3) Specific economic, legal, social, technological, other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR.

The findings reported in the following pages incorporate the facts and discussions of the environmental impacts that are found to be significant in the Final Environmental Impact Report for the project as fully set forth therein. Although Section 15091 of the CEQA Guidelines does not re uire findings to address environmental impacts that an EIR identifies as merely potentially significant these findings nevertheless fully account for all such effects identified in the Final EIR for the purpose of better understanding the full environmental scope of the Project. For each environmental issue analyzed in the EIR, the following information is provided:

The findings provided below include the following:

- Description of Significant Effects - A description of the environmental effects identified in the EIR.
- Project Design Features - A list of the project design features or actions that are included as part of the Project.
- Mitigation Measures - A list of the mitigation measures that are required as part of the Project to reduce identified significant impacts.
- Finding - One or more of the three possible findings set forth above for each of the significant impacts.
- Rationale for Finding - A summary of the rationale for the finding(s).
- Reference - A reference of the specific section of the EIR which includes the evidence and discussion of the identified impact.

With respect to a project for which significant impacts are not avoided or substantially lessened either through the adoption of feasible mitigation measures or feasible environmentally superior alternatives, a public agency, after adopting proper findings based on substantial evidence, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the pro ect's benefits rendered acceptable its unavoidable adverse environmental effects. (CEQA Guidelines Sections 15093, 15043[b]; see also PRC Section 21081[b].)

II. Environmental Review Process.

For purposes of CEQA and these Findings, the Record of Proceedings for the Project includes (but is not limited to) the following documents:

Initial Study. The Project was reviewed by the City of Los Angeles Department of City Planning (Lead Agency) in accordance with the requirements of the CEQA (PRC 21000 et seq.). The City prepared an Initial Study in accordance with Section 15063(a) of the State CEQA Guidelines in November 2020. The Initial Study is included as Appendix A-1 of the Draft EIR.

Notice of Preparation. Pursuant to the provisions of Section 15082 of the State CEQA Guidelines, the City then circulated a Notice of Preparation (NOP) to State, regional and local agencies, and members of the public for a 33-day period commencing on November 18, 2020,

and ending on December 12, 2020. The purpose of the NOP was to formally inform the public that the City was preparing a Draft EIR for the Project, and to solicit input regarding the scope and content of the environmental information to be included in the Draft EIR. Written comment letters responding to the NOP were submitted to the City by from four agencies and organizations (Department of Transportation, Department of Fish and Wildlife, Native American Heritage Commission, and South Coast Air Quality Management District) and from individuals. The NOP and NOP comment letters are included in Appendix A-2 and A-3 of the Draft EIR.

Draft EIR. The Draft EIR evaluated in detail the potential effects of the Project. It also analyzed the effects of a reasonable range of alternatives to the Pro ect including a o Pro ect alternative The Draft EIR for the Project (State Clearinghouse No. 2020110210), incorporated herein by reference in full, was prepared pursuant to CEQA and State, Agency, and City CEQA Guidelines (City of Los Angeles California Environmental Quality Act Guidelines). The Draft EIR was circulated for a 46-day public comment period beginning on February 16, 2023, and ending on April 3, 2023. That comment period was extended by the Lead Agency for 15 days to and through April 18, 2023. A Notice of Availability (NOA) was distributed on February 16, 2023, to all property owners within 500 feet of the Project Site and interested parties, which informed them of where they could view the document and how to comment. The Draft EIR was available to the public at the City of Los Angeles, Department of City Planning, and the following local libraries: Los Angeles Central Library, West Los Angeles Regional Library, and the Donald Bruce Kaufman Branch Library. A copy of the document was also posted online at https://planning.lacity.org. Notices were filed with the County Clerk on February 16, 2023.

Notice of Completion. otice of Completion as sent ith the Draft EIR to the Governor's Office of Planning and Research State Clearinghouse for distribution to State Agencies on February 15, 2023, and notice was provided in newspapers of general and/or regional circulation.

Final EIR. The City released a Final EIR for the Project on September 11, 2023, which is hereby incorporated by reference in full. The Final EIR constitutes the second part of the EIR for the Project and is intended to be a companion to the Draft EIR. The Final EIR also incorporates the Draft EIR by reference. Pursuant to Section 15088 of the CEQA Guidelines, the City, as Lead Agency, reviewed all comments received during the review period for the Draft EIR and responded to each comment in Section II, Responses to Comments, of the Final EIR. On September 7, 2023, responses were sent to all public agencies that made comments on the Draft EIR at least 10 days prior to certification of the EIR pursuant to CEQA Guidelines Section 15088(b). Notices regarding availability of the Final EIR were also sent to property owners and occupants within a 500-foot radius of the Project Site, as well as anyone who commented on the Draft EIR, and interested parties.

Cultural Heritage Commission. On September 5, 2024, the Cultural Heritage Commission (CHC) considered the matter of certification of the EIR by LADBS and instructed staff to communicate their recommendation to LADBS action on certification of the EIR and adoption of the Statement of Overriding Considerations.

III. Record of Proceedings.

For purposes of CEQA and these Findings, the Record of Proceedings for the Project includes (but is not limited to) the following documents and other materials that constitute the administrative record upon which the City approved the Project. The following information is incorporated by reference and made part of the record supporting these Findings of Fact:

All Project plans and application materials including supportive technical reports;

The Draft EIR and Appendices, and Final EIR and Appendices, and all documents relied upon or incorporated therein by reference;

The Mitigation Monitoring Program (MMP) prepared for the Project;

The City of Los Angeles General Plan and related EIR;

The Southern California Association of Governments (SC G)'s 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and related EIR (SCH No. 2019011061);

Municipal Code of the City of Los Angeles;

All records of decision, resolutions, staff reports, memoranda, maps, exhibits, letters, minutes of meetings, summaries, and other documents approved, reviewed, relied upon, or prepared by any City commissions, boards, officials, consultants, or staff relating to the Project;

Any documents expressly cited in these Findings of Fact, in addition to those cited above; and

Any and all other materials required for the record of proceedings by PRC Section 21167.6(e).

Pursuant to PRC Section 21081.6(a)(2) and CEQA Guidelines Section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City has based its decision are located in and may be obtained from the Department of City Planning, as the custodian of such documents and other materials that constitute the record of proceedings, located at the City of Los Angeles, Figueroa Plaza, 221 North Figueroa Street, Room 1350, Los Angeles, CA 90012.

In addition, copies of the Draft EIR and Final EIR are available on the Department of City Planning's ebsite at https://planning.lacity.org/development-services/eir (to locate the documents, search for either the environmental case number or project title in the Search Box). The Draft and Final EIR are also available at the following three Library Branches:

Los Angeles Central Library 630 West Fifth Street, Los Angeles, CA 90071

West Los Angeles Regional Library 11360 Santa Monica Blvd., Los Angeles, CA 90025

Donald Bruce Kaufman Branch Library 11820 San Vicente Blvd., Los Angeles, CA 90049

IV. Project Description.

The Project consists of the demolition of the Barry Building, a two-story commercial building on a 0.61-acre site (APN 4404-025-008) located at 11973-11975 San Vicente Boulevard.

In 2007, the City of Los Angeles Cultural Heritage Commission designated the building as HCM No. 887. The building has been vacant and fenced off since 2017, and is boarded up with screwed-on plywood panels to prevent vandalism, loitering, and other public safety hazards associated with the current vacancy of the Barry Building.

The building is sub ect to the City's Soft Story Retrofit Program (L MC Section 91 9 00 et se Ordinance 183,893 entitled Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Soft, Weak or Open Front Walls [Soft Story Ordinance]). The Ordinance applies to buildings ith a soft story or building (or portion thereof) ith no ascertainable lateral system (See *11971 San Vicente Boulevard – Retrofit Schemes (Soft Story Memorandum),* Englekirk Structural Engineers (Rev. June 3, 2022) included as Appendix H-3 to the Draft EIR). The Soft Story Ordinance re uires the o ner of each building ithin the Ordinance's scope to undertake a structural analysis of the building. If the building does not meet the minimum earthquake standards specified the o ner shall cause the building to be structurally altered to conform to such standards or at the o ner s option cause it to be demolished ithin the time limits stated (LAMC Section 91.9305.1.) In March 2018, the City of Los Angeles issued the Project Applicant an Order to Comply ith the City's Soft Story Retrofit Program Specifically the Order to Comply requires the Project Applicant to comply with the following requirements as set forth in LAMC Section 91.9305.2

The building must be renovated or demolished in accordance with the Soft Story Ordinance or face penalties. A seismic assessment of the building was prepared. (See *11973 San Vicente Boulevard ASCE 41-13 Seismic Assessment,* Englekirk Structural Engineers (June 6, 2022), included as Appendix G to the Draft EIR.) The retained structural engineers identified that only a portion of the building has a soft story and is re uired to comply ith the Ordinance (See *11971 San Vicente Boulevard – Retrofit Schemes (Soft Story Memorandum),* Englekirk Structural Engineers (Rev. June 3, 2022) included as Appendix H-3 to the Draft EIR. See also *11971 San Vicente Boulevard – Retrofit Schemes (Soft Story Retrofit Letter Report)*, Englekirk Structural Engineers (June 1, 2021) included as Attachment H-2 to the Draft EIR.) The seismic assessment determined that there are high levels of overstress in the other portions of the building, and that the building is likely to suffer significant damage when subject to a moderate to strong earthquake in the Los Angeles basin, which presents a safety hazard to people in and around the building. The seismic engineers determined that additional renovations would be required to make the building suitable for occupancy above those required by the Soft Story Ordinance.

Englekirk Structural Engineers also determined that the seismic instability of the Barry Building is due to its 1950's building design, rather than lack of maintenance or neglect on behalf of the owner. Buildings designed and constructed in the early 1950's had low seismic demands and requirements; however, current requirements are much higher. Englekirk also noted, as in its prior report, in addition to the seismic retrofit work required under the Soft Story Ordinance for the south wing of the building, the north, east, and west wings of the building are currently up to 650% overstressed and would also require renovation. While the California Historical Building Code allows historic buildings to meet only 75% of the current building code forces, due to the very high level of overstress in the building substantial work, including strengthening the existing shear walls and floor/roof plywood diaphragm, and adding shear walls and moment frames would still be required. Temporary wooden frames are not a valid retrofit option because it would not meet current requirements under either the Uniform Building Code or the Historical Building Code. (See *Barry Building (11973 San Vicente Boulevard, Los Angeles, CA 90049) Los Angeles Conservancy Comments Review*, Englekirk Structural Engineers, (May 25, 2023), included as Attachment I to the Final EIR.)

Per LAMC Section 91.9305.1, hich provides that it is the o ner s option to demolish the building, the Project Applicant has proposed to demolish the existing building in order to comply with the Soft Story Ordinance.

Once demolition activities are complete, the portion of the Project Site that currently contains the Barry Building would be a vacant lot, and the portion of the existing surface parking lot that is on the Project Site would remain. Demolition would take place within the Project Site, while the adjacent parcel to the north (APN 4404-025-016, which is not part of the Project Site) would be used for staging. No demolition work is proposed within the public right-of-way. Demolition of the building would result in the removal of approximately 4,174 cubic yards of debris from the Project Site, including approximately 130 cubic yards of asbestos-containing materials and 4,044 cubic yards of demolition materials.

In accordance with the San Vicente Scenic Corridor Specific Plan, a landscape buffer would be installed along the southern boundary of the Project Site (fronting San Vicente Boulevard). As part of the Project, three on-site palm trees would be removed (a Chinese windmill palm, a king palm, and a queen palm); however, the fourth on-site palm (Mexican fan palm) in the surface parking lot and two street trees (both London plane trees) located along San Vicente Boulevard would remain.

The Project is anticipated to last approximately 36 working days, with one additional day to plant the landscape buffer.

No future development of the Project Site is proposed and/or considered as part of the Project. No additional permits, approvals, or entitlements are requested. To this end, the Project Applicant has provided a statement, signed and notarized, that certifies that the permit for demolition is not sought to facilitate construction or development of a larger project. (See Attachment to Application for Demolition Permit: O ner's Declaration Related to CE and Pro ect Scope included as Attachment B-2 to the Final EIR.)

V. No Impact or Less than Significant Impact without Mitigation

The impacts of the Project that were determined to have no impact or be less than significant in the EIR (including having a less than significant impact as a result of implementation of project design features and compliance with existing regulations) and that require no mitigation are identified below. The City has reviewed the record and agrees with the conclusion that the following environmental impacts would not be significantly affected by the Project and therefore, no additional findings are needed. The following information does not repeat the full discussions of environmental impacts contained in the EIR. The City ratifies, adopts, and incorporates the analysis, explanation, findings, responses to comments, and conclusions of the EIR.

Summary of Impacts Evaluated in the Initial Study Only

The Initial Study (Appendix A-1 of the Draft EIR) considered effects with respect to the following: aesthetics, agricultural and forestry resources, air quality (odors), biological resources, cultural resources (archeological resources and human remains), energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning (physically divide an established community), mineral resources, noise (airport noise), population and housing, public services, recreation, transportation/traffic (plan consistency, VMT, and design feature hazards), utilities and service systems, and wildfire, but found that the Project would either have no impact or a less than significant impact with respect to each of these topics. No mitigation was required, and no further analysis of these topics was needed in the Draft EIR. (See Initial Study attached as Appendix A-1 to the Draft EIR, and Draft EIR Section VI.6.)

Aesthetics: The Project would not have a substantial adverse on a scenic vista, scenic resources, public views, or create a new source of light or glare. While the Project Site is located within the boundaries of the San Vicente Scenic Corridor Specific Plan, the plan area is not considered a scenic vista, and the Specific Plan establishes streetscape and urban design criteria only to protect the pedestrian-scale and community-oriented commercial nature along San Vicente Boulevard. Since no future development of the Project Site is proposed or considered as part of the Project, the Project would not increase building height on the Project Site or alter panoramic views that include the Project Site or interfere with current views. In addition, the Project would not conflict with applicable regulations governing scenic quality. The aesthetic impact was therefore determined to be less than significant. (Appendix A-1 to the Draft EIR, page 24. See also Draft EIR, page VI-9.)

Agricultural and Forestry Resources: The Project Site is currently developed with a commercial building, does not contain any agricultural uses. The Project Site is currently zoned C4-1VL, for commercial uses, and is not zoned for agricultural use, forest land or timberland. The Initial Study determined that the Project would have no impact on agricultural or forestry resources, as it would not convert any farmland, does not conflict with any agricultural zoning, would not result in forest loss, nor would it create changes to the existing environment which could result in the loss of agricultural or forested land. (See Appendix A-1 to the Draft EIR, page 31.).

Air Quality (odors): The Project consists solely of the demolition of the existing commercial building, and no future development of the Site is proposed and/or considered as part of the Project. Therefore, the Project would not include any of the uses identified by the SCAQMD *CEQA Air Quality Handbook* as being associated with substantial odors. Further, any odors that may be generated during demolition would be localized and temporary in nature, and would not have the potential to affect a substantial number of people or result in a nuisance as defined by SCAQMD Rule 402. (See Appendix A-1 to the Draft EIR, page 36.)

Biological Resources: Due to the developed nature of the Project Site and lack of any natural open spaces, there are no candidate, sensitive, or special status species identified that would be impacted by the Project.[1] Furthermore, there are no riparian areas, sensitive natural communities, or Significant Ecological Areas as defined by the City of Los Angeles located on or adjacent to the Project Site. Demolition of the existing building would not interfere substantially with any established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. (See Appendix A-1 to the Draft EIR, page 37.)

Cultural Resources (archeological resources and human remains): The Project Site is located in an urbanized area of the City and has been disturbed by past development activities.

[1] Cycads have been identified by a commentator as existing in the courtyard of the Barry Building. However, cycads are not native to California and are not protected by California native plant protection laws, the California Endangered Species Act (CESA), or addressed by the Appendix G questions in CEQA (thresholds of significance) which specifically refer to native plants. (See Email from Jacqueline Bowland Worden, Lead Biologist/Natural Resources Project Manager, SWCA Environmental Consultants (May 26, 2023) included as Attachment K-2 to the Final EIR and *The Barry Building – 11973 San Vicente Boulevard, Los Angeles, California 90049*, Carlberg Associates (May 19, 2023) included as Attachment K-1 to the Final EIR.)

There are no known archaeological resources at the Project Site, nor are there any known traditional burial sites or other type of cemetery usage has been identified with the Project Site and immediate vicinity. As such, Project impacts would be less than significant to archeological cultural resources and human remains, and no further analysis of this topic in the EIR was required. (See Appendix A-1 to the Draft EIR, page 41.) Additional analysis of Cultural Resources (historic resources) was provided in the Draft EIR. (See Section IV.B of the Draft EIR.)

Energy: The proposed demolition activities would consume relatively minor quantities of electricity. No future development of the Site is proposed and/or considered as part of the Project; therefore, the Project would not have an operational demand for energy, with the exception of a limited amount of electricity for sprinklers to water the landscape buffer. Thus, the Project would not result in an increase in demand for electricity, natural gas, or petroleum that exceeds available supply or distribution infrastructure capabilities. (See Appendix A-1 to the Draft EIR, page 44.)

Geology and Soils: Impacts related to geology and soils are all less than significant. The Project Site is not located within a known earthquake fault, nor is it within a liquefaction zone. As the Project involves the demolition of an existing seismically unsafe building, the Project would not expose people or structures to substantial adverse effects associated with geology or soils. (See Appendix A-1 to the Draft EIR, page 52.)

Hazards and Hazardous Materials: Based on the age of the existing building, it is assumed that it contains asbestos containing materials (ACMs). In accordance with existing rules and regulations, all materials which are identified as ACMs, would be removed by a trained and licensed asbestos abatement contractor. The Project will not create any significant impacts related to hazards or hazardous materials. (See full analysis in Appendix A-1 to the Draft EIR, page 60.)

Hydrology and Water Quality: Based on the limited timeframe for demolition (seven weeks), the small size of the Project Site, the additional pervious area on the Site after demolition, and the lack of an operational component to the Project, the Project would not be expected to substantially degrade surface or ground water quality or conflict with any water quality standards or plans. Impacts on hydrology and water quality would be less than significant. (See Appendix A-1 to the Draft EIR, page 65.)

Land Use and Planning (physically divide an established community): The Project does not contain features such as highways or new infrastructure that would cause a permanent disruption in the physical arrangement of the surrounding uses. Therefore, no impact would occur. Additional Land Use and Planning impacts are discussed below. (See Appendix A-1 to the Draft EIR, page 70.)

Mineral Resources: The Project would not result in the loss of a known mineral resource; Project Site is not located within a City-designated oil field or oil drilling area, nor is the Project Site is located within a City-designated Mineral Resource Zone where significant mineral deposits are known to be present. Demolition of the Barry Building will have no impact on mineral resources. (See Appendix A-1 to the Draft EIR, page 71.)

Noise (**Operational Noise and Vibration**, **Airport noise**): The Project would not include an operational phase, and therefore would not result in impacts related to operational noise or operational vibration. The Project Site is not located within an airport land use plan or within two miles of a public airport or public use airport. There are no private airstrips in the vicinity of the Project Site. Therefore, no impact would occur. Additional noise impacts are discussed below. (See Appendix A-1 to the Draft EIR, page 73.)

Population and Housing: The Project-related demolition activities would not represent a permanent or substantial new employment generator that would result in substantial unplanned population growth either directly or indirectly. The Project would not displace any housing or residents, as there is no housing on the Project Site. Therefore, no impact would occur. (See Appendix A-1 to the Draft EIR, page 75.)

Public Services: The Project would not result in substantial adverse physical impacts associated with the need or provision of new or physically altered governmental facilities. Demolition activities associated with the Project may temporarily increase demand for fire protection (emergency medical services) and police protection, however, demolition activities would be required to comply with all applicable federal, State, and City safety regulations and impacts would be less than significant. As there is no operational component to the Project, there is no impact to schools, parks, or other public facilities. (See Appendix A-1 to the Draft EIR, page 77.)

Recreation: No future development of the Site is proposed and/or considered as part of the Project. Thus, he Project would have no impact on recreation. (See Appendix A-1 to the Draft EIR, page 84.)

Transportation (**plan consistency**, **VMT**, **and design feature hazards**): The demolition of the Barry Building would not conflict with any program plan or policy regarding the circulation system, nor would it conflict with CEQA Guidelines Section 15064.3, subdivision (b) (regarding VMT), or increase hazards due to a geometric design feature. Thus, there would be no impact to these areas. (See Appendix A-1 to the Draft EIR, page 86.)

Utilities and Service Systems: Demolition and construction activities typically do not involve the consumption of natural gas, the need for telecommunications infrastructure, or result in the generation of wastewater that would need to be treated by wastewater treatment infrastructure that serves the Project Site. There is sufficient landfill capacity to accommodate the solid waste generated by the demolition of the existing building, and impacts would be less than significant. (See Appendix A-1 to the Draft EIR, page 92.)

Wildfire: The Project Site is not located in or near a state responsibility area, within a City-designated Very High Fire Hazard Severity Zone, or within a City-designated buffer zone. Therefore, no impact regarding this topic would occur. (See Appendix A-1 to the Draft EIR, page 97.)

Cumulative Impacts: With regards to cumulative effects with respect to aesthetics, agricultural resources, biological resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, population and housing, public services, recreation utilities and service systems and ildfire as identified in the Initial Study the Pro ect's

incremental contribution to potential cumulative impacts would not be cumulatively considerable as the Project would either have no impact or a less than significant impact with respect to these topics, and therefore could not combine with other projects to result in cumulative impacts. (See Appendix A-1 to the Draft EIR, page 100.)

Summary of Impacts Evaluated in the EIR

The Draft EIR concluded that the following applicable impacts would be less than significant without additional mitigation: Air Quality, Noise (groundborne vibration) Greenhouse Gas Emissions, Transportation/Traffic (emergency access) and Tribal Cultural Resources. (See Draft EIR Section I at I-7 and Section VI.6.) The EIR also considered potential cumulative impacts for each impact. The related projects list consists of seven projects provided by the City of Los Angeles Department of Transportation (LADOT) detailed in Section III of the Draft EIR. (See Table III-1, page III-3.)

Air Quality: The Project includes the demolition of the existing building, but no future development of the Project Site is proposed and/or considered as part of the Project. The demolition would be short term and as a result would not exceed any applicable air quality thresholds. Ss discussed in Section IV.A of the Draft EIR, the Project would not conflict with or obstruct implementation of the applicable air quality plan, exceed any applicable significance threshold or regulatory standard, or expose any sensitive receptors to substantial pollutant concentrations. Finally, the Project would not result in any significant cumulative air quality impacts and thus would not require any mitigation. (See full analysis in Section IV.A of the Draft EIR.) No significant cumulative impacts to air quality were identified, and no mitigation measures are required. (See Draft EIR, Section IV.A-37.)

Greenhouse Gas Emissions: The EIR compared the Pro ect's characteristics ith applicable regulations, plans, and policies to reduce greenhouse gas (GHG) emissions and found that the project would not conflict with plan, policy, or regulation adopted for the purpose of reducing GHG emissions. Thus, as noted in Section IV.C of the Draft EIR, impacts are less than significant, and no mitigation is required. (See Section IV.C of the Draft EIR.) In addition, no significant cumulative impacts to GHG emissions were identified, and no mitigation measures are required. (See Draft EIR Section IV.C-39.)

Land Use and Planning (conflict with plan or policy): With regard to the San Vicente Scenic Corridor Specific Plan, the issuance of a Demolition Permit will not change the land use or zoning designations of the Project Site. A vacant lot is not on the list of uses prohibited within the Specific Plan (Specific Plan, Section 5: Uses). discussion of the Pro ect's consistency ith the applicable provisions of the San Vicente Scenic Corridor Specific Plan is provided in Table 4.I-3 of the Initial Study (Appendix A-1 to the Draft EIR) and a discussion of the Pro ect's consistency ith the applicable design guidelines contained in the San Vicente Scenic Corridor Specific Plan is provided in Table 4.I-4 of the Initial Study (Appendix A-1 to the Draft EIR. See also IV.D of the Draft EIR.). The Project would not conflict with any of those applicable policies and guidelines, and thus no impacts would occur. Cumulative impacts related to land use and planning would be less than significant without mitigation.

Noise (groundborne construction vibration): The Pro ect's estimated construction vibration impacts at nearby receptors sensitive to the human annoyance effects of ground-borne vibration ould not exceed the applicable 2 VdB threshold of significance s a result the Pro ect's human

annoyance-related vibration impacts as generated by on-site construction activities would be less than significant. Off-site vibration was also analyzed by the EIR and was found to be less than significant, and no mitigation is required. (See Section IV.E of the Draft EIR.) Cumulative on-site and off-site construction vibration impacts related to human annoyance would be less than significant. (See Draft EIR Section IV.E-35.)

Transportation/Traffic (emergency access): Project construction activities would not generate a significant number of daily trips during peak hours or increase congestion in the Project vicinity that could affect emergency access. The Pro ect's impacts to transportation traffic are less than significant. (Section IV.F of the Draft EIR). In addition, the Project includes a Project Design Feature (PDF-TRA-1 Demolition Management Plan) requiring the Project Applicant to prepare a detailed Demolition Management Plan. (See Section IV.F of the Draft EIR, page IV.F-12.) The Pro ect's cumulative impacts related to emergency access would be less than significant. (See Draft EIR Section IV.F-17.)

Tribal Cultural Resources: No specific tribal cultural resources were identified at the Project Site by either a sacred lands file search, a California Historical Resources Information System records searches, or in consultation with California Native American Tribes. The Project Site was determined to have a low sensitivity for containing unknown tribal cultural resources, and the Project would only disturb soils that have been previously disturbed by past development activities Therefore Pro ect's impacts ith respect to tribal cultural resources ould be less than significant without mitigation, as noted in Section IV.G of the Draft EIR. cumulative impacts to tribal cultural resources would be less than significant and would not be cumulatively considerable. (See Draft EIR Section IV.G-12.)

VI. Less than Significant Impacts with Mitigation

The EIR determined that the Project has potentially significant environmental impacts in the areas discussed below. The EIR identified feasible mitigation measures to avoid or substantially reduce the environmental impacts in these areas to a level of less than significant. Based on the information and analysis set forth in the EIR, the Project would not have any significant environmental impacts in these areas, as long as all identified feasible mitigation measures are incorporated into the Project. The City again ratifies, adopts, and incorporates the full analysis, explanation, findings, responses to comments, and conclusions of the EIR.

Noise (temporary or permanent increase in noise)

Impact Summary

The Project Site is occupied by an approximately 13,956 square foot commercial building that is vacant and boarded up, and is therefore assumed to generate no noise. Construction would generate noise during the approximately 36 working days of demolition activities (see Table II-1 in Section II of the Draft EIR, Project Description, for the proposed Project schedule), with one additional day to install the landscape buffer.

The Draft EIR evaluated the noise expected as a result of the Project through on-site construction, off-site construction, and vibration-producing activities (discussed previously). Analysis of the activities and equipment planned to be used at the Project Site evaluated the unmitigated noise impacts that could result from excavator and loader usage during the Pro ect's proposed demolition of the Barry Building. Noise increases at 640 Saltair Avenue, 11900 Saltair Terrace,

and 529 Westgate. venue could exceed the City's 5 dB Le increase significance criteria s a result, without mitigation, this impact would be considered significant.

With respect to LAMC Section 112.05, no individual piece of equipment (i.e., no individual excavator or loader or backhoe) is estimated to generate a noise level in excess of 75 dBA L_{eq} as measured at a distance of 50 feet. As a result, the Project's impact as it pertains to the generation of noise levels in excess of noise ordinance standards would be considered less than significant.

The Project would also generate noise at off-site locations from haul trucks removing debris from the Project Site during demolition activities. Haul trucks would access the Project Site via San Vicente Boulevard. According to FHWA TNM 2.5 modeling, the Pro ect's off-site noise impacts from construction-related traffic truck traffic would be less than significant.

The Project, together with related projects and future growth, was evaluated for potential cumulative noise impacts. A total of seven related projects were identified in the study area. (See Table III-1 for list of related projects.) The closest related project is more than 1,000 feet from the Project Site; it would not combine with the Project to result in a cumulative construction noise impact. The Draft EIR determined that cumulative noise due to construction truck traffic from the Project and related projects would not have the potential to exceed the ambient noise levels along the haul route or other streets by 5 dBA. Thus, Project impacts would not be cumulatively considerable and cumulative construction noise impacts would be less than significant.

Project Design Features

No specific project design features (PDFs) are proposed with regard to noise.

Mitigation Measures

To ensure that the Pro ect's construction-related noise increases at 640 Saltair Avenue, 11900 Saltair Terrace, and 529 Westgate Avenue do not exceed the City's 5 dB L_{eq} threshold of significance, the following mitigation measure is required:

MM-NOI-1 Sound barriers rated to achieve a sound attenuation of at least 15 dBA shall be erected along the following boundaries:

- The east and west parking area boundaries (both the Pro ect Site's east and est parking area boundaries and the east and west boundaries of the parcel immediately to the north of the Project Site (APN 4404-025-016)). (While the parcel to the north of the Project Site is not part of the Project, that parcel would be used for construction staging.)
- The northern property line of the parcel to the north of the Project Site (APN 4404-012-016) that separates this parcel from the residential uses to the north. Sound barriers along this property line shall be connected to the previously described sound barriers for the east and west property lines, so that there are no gaps.

All sound barriers shall be tall enough to shield line of sight paths from operating demolition equipment to the 2nd stories of nearby residential uses. The prescribed sound barriers shall be installed for the duration of the Pro ect's demolition activities hich are estimated to last approximately 36 working days. At plan check, building plans shall include documentation prepared by a noise consultant to verify compliance with this measure.

Finding

Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment (PRC Section 21081(a)(1))

Rationale for Finding

Implementation of Mitigation Measure MM-NOI-1 would reduce demolition-related noise impacts to belo the City's 5 dB L_{eq} significance criteria. As shown in Draft EIR Section IV.E, Table IV.E-7, building demolition-related noise increases at 640 Saltair Avenue, 11900 Saltair Terrace, and 529 Westgate Avenue would be no greater than 1.1 dBA after implementation of Mitigation Measure MM-NOI-1. Therefore the Pro ect's noise impact from on-site demolition activities would be considered less than significant with mitigation.

Reference

See Draft EIR Section IV.E and Appendix D of the Draft EIR for complete analysis of the noise impacts, thresholds, and evaluation methods conducted for the Project.

VII. Significant and Unavoidable Impacts

The Final EIR determined that the environmental impacts set forth below are significant and unavoidable. In order to approve the project with significant unmitigated impacts, the City is required to adopt a Statement of Overriding Considerations, which is set forth in Section XII, below. No additional environmental impacts other than those identified below will have a significant effect or result in a substantial or potentially substantial adverse effect on the environment as a result of the construction or operation of the project. The City finds and determines that:

a) All significant environmental impacts that can be feasibly avoided have been eliminated, or substantially lessened through implementation of the project design features and/or mitigation measures; and

b) Based on the Final EIR, the Statement of Overriding Considerations set forth below, and other documents and information in the record with respect to the construction and operation of the project, all remaining unavoidable significant impacts, as set forth in these findings, are overridden by the benefits of the project as described in the Statement of Overriding Considerations for the construction and operation of the project and implementing actions.

Cultural Resources (historic resources)

Impact Summary

The Barry Building was constructed in 1951 by David Barry, Jr., who hired architect Milton Caughey[2] to design the two-story commercial office building with shops on the ground floor, wrapping a central courtyard lushly landscaped with tropical plants. In 1993, a one-story receiving and storage addition was constructed on the north side of the building. An additional alteration in that area in 1993 was removal of the screens separating the rear patios from the parking lot. A

[2] Caughey's ork consisted primarily of residences and schools; the Barry Building is one of his few commercial projects.

ramp was added on the southeast side to enter the courtyard space. The landscaped courtyard has also been altered over time.

The Project Site is currently developed with the two-story Barry Building and a surface parking lot. It is set back from San Vicente Boulevard by a narrow concrete-paved plaza with low planters. The building is flanked to the east by a shared driveway and to the north by the surface parking lot. The building consists of four wings of offices around a central garden courtyard, forming an open square in plan. The building has flat roofs at varying heights, with parapets around the perimeter and cantilevered plaster soffits with wood fascia around the courtyard. Two curved staircases, one in the northeast corner and one in the southwest corner, provide access to the cantilevered second-story balconies that encircle the courtyard. Each staircase consists of "floating" concrete treads in steel pans supported on triangular concrete mono stringers, with metal pipe railings.

The second story of the south wing is supported on slender steel pipe columns, leaving the ground floor open to both San Vicente Boulevard and the central courtyard. A small freestanding structure, slightly rotated from the building's orthogonal plan relative to San Vicente Boulevard, is located under the southeast corner. The interiors of the office suites are finished with wood flooring, plaster walls, and textured acoustical plaster ceilings.

The Barry Building was designated by the City as a Historic-Cultural Monument (HCM) No. 887 in 200 The property is significant under the City's Cultural Heritage Ordinance Criterion 1 because it reflects the broad cultural political economic or social history of the nation state or community The building as the longtime home of Dutton's Brent ood Books and fostered a sense of cultural identity along the San Vicente commercial corridor in Brentwood. The Barry Building is also significant under City's Cultural Heritage Ordinance Criterion because it embodies the distinguishing characters of an architectural-type specimen, inherently valuable for a study of a period style of method of construction as an example of International Style architecture. The Barry Building is an example of Mid-century Modern commercial architecture in Los Angeles and embodies a distinctly local expression of the style. The period of significance for the context/theme/property type combination is 1945-1975. The Barry Building retains integrity of location, design, setting, materials, workmanship, and feeling. It is therefore eligible for listing in the National Register and the California Register. Details of the criteria, eligibility standards, character-defining features, and integrity considerations are provided in the Historical Resources Technical Report included as Appendix C-1 of the Draft EIR.

The Project would demolish the Barry Building and all those physical characteristics that convey its historical significance and that justify its designation as a City HCM, and its eligibility for listing in the California Register and the National Register. 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.

As discussed in Section IV.B of the Draft EIR, cumulative impacts to historical resources would be less than significant. While the Project would demolish the Barry Building, resulting in a Project-specific significant and unavoidable impact, the Barry Building is not a contributor to any established historic district or HPOZ and does not contribute to the significance of any other individual historical resources.

Project Design Features

No specific project design features (PDFs) are proposed with regard to cultural resources.

Mitigation Measures

The following measure has been required for the Project:

MM-CUL-1 Prior to the issuance of a demolition permit, the Barry Building shall be documented to meet Historic American Buildings Survey (HABS) Level I standards. The documentation shall include a full set of measured drawings depicting existing conditions; photographs with large format negatives of exterior and interior views; photocopies with large format negatives of select existing drawings and historic views that are produced in accordance with the U.S. Copyright Act (as amended); and a written history and description. The documentation shall be submitted to the Library of Congress, with copies given to the Los Angeles Conservancy and the Los Angeles Public Library. A digital copy of the documentation shall be submitted to the South Central Coastal Information Center at California State University, Fullerton.

Finding

Specific economic, legal, social, technological, other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR. (PRC Section 21081(a)(3))

Rationale for Finding

As discussed in Section II (Project Description) of the Draft EIR, the Project consists of the demolition of the Barry Building, which has been vacant and fenced off since 2017, and the installation of a landscape buffer along the southern boundary of the Project Site. The existing building is currently designated as a City of Los Angeles HCM. Adopting Mitigation Measure MM-CUL-1, hich ill document the existing building's historical significance, will not eliminate the Pro ect's significant impacts to cultural resources, which are the result of demolition of an HCM. Therefore, as discussed in Draft EIR Section IV.B, the Pro ect's impacts to cultural resources ill be significant and unavoidable. Mitigation Measure MM-CUL-1, provided above, requires the Barry Building to be documented to meet HABS Level I standards prior to demolition. However, even after implementation of Mitigation Measure MM-CUL-1, Project impacts would remain significant and unavoidable as the Project would demolish the existing historical resource. Further, all feasible mitigation measures have been imposed on the Project, mitigation measures such as interpretive programs, incorporation of materials into a new building, or a commemorative plaque would not reduce impacts, provide additional benefits not otherwise provided by the HABS survey detailed above, or are impractical because no new development is proposed. Therefore, as the Project is demolition of a building with no new construction, all feasible mitigation measures have been imposed on the Project. Further, Alternatives 1, 2, and 3 of the Draft EIR studied alternatives to demolition that could potentially mitigate effects but were determined infeasible. In addition, relocation of the building is technically impractical and infeasible due to the size of the building and the logistical requirements to move the structure. Dismantling the building for relocation would pose a significant risk to the buildings character-defining features.

Reference

See Section IV.B and Section VI of the Draft EIR for complete analysis of the cultural resources impacts, thresholds, and evaluation methods conducted for the Project.

Land Use and Planning (conflict with plan or policy)

Impact Summary

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.

As the Project would result in the demolition of an existing historical resource, the Project would conflict with the applicable objectives and policies in the City of Los Angeles General Plan - Conservation Element related to the preservation of historical resources. Therefore, the Project would result in a potentially significant impact with respect to consistency with the City of Los Angeles General Plan (Conservation Element).

The Project would also conflict with several of the applicable goals, objectives, and policies within the Brentwood Pacific Palisades Community Plan that are related to the preservation of historical resources. See Section IV.D, Table IV.D-1 of the Draft EIR. Therefore, the Project would result in a potentially significant impact with respect to consistency with the Brentwood-Pacific Palisades Community Plan.

The Project would not result in any changes to the General Plan land use designation and zoning regulations applicable to the Project Site. However, the Project would conflict with the goals, objectives, and policies of the General Plan (Conservation Element) and the Brentwood-Pacific Palisades Community Plan related to historic preservation, which are the primary goals, objectives, and policies applicable to the Project since development of the Project Site is not proposed.

As described in Draft EIR Section IV.B, Cultural Resources, Mitigation Measure MM-CUL-1 would be undertaken by the Project Applicant, which requires the Barry Building to be fully documented prior to demolition.

Even with implementation of Mitigation Measure MM-CUL-1, the Project would conflict with the applicable land use goals, objectives, and policies as the Project would demolish the existing historical resource. Therefore, Project impacts related to land use and planning would remain significant and unavoidable.

Project Design Features

No specific project design features (PDFs) are proposed with regard to land use and planning.

Mitigation Measures

The Project would be required to implement MM-CUL-1, discussed above, which would mitigate impacts to cultural resources, and by extension applicable goals, objectives, and policies related to historic preservation.

Finding

Specific economic, legal, social, technological, other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR. (PRC Section 21081(a)(3))

Rationale for Finding

As evaluated in Section IV.D of the Draft EIR, the Project would conflict with the applicable policies of the General Plan (Conservation Element) and the Brentwood-Pacific Palisades Community Plan related to historic preservation. Even with implementation of Mitigation Measure MM-CUL-1, the Project would continue to conflict with the applicable land use goals, objectives, and policies as the Project would demolish the existing historical resource. Therefore, Project impacts related to land use and planning would remain significant and unavoidable. However, there were no other mitigation measures identified in the EIR that avoid that significant impact. Further, Alternatives 1, 2, and 3 of the Draft EIR studied alternatives to demolition that could potentially mitigate effects but were determined infeasible. In addition, relocation of the building is technically impractical and infeasible due to the size of the building and the logistical requirements to move the structure. Dismantling the building for relocation would pose a significant risk to the buildings character-defining features.

Therefore, there are no feasible mitigation measures or alternatives that would reduce impacts to related to land use to less than significant.

Reference

See Draft EIR Sections IV.D and Section VI for complete analysis of the land use and planning impacts, thresholds, and evaluation methods conducted for the Project.

VIII. Alternatives

CEQA requires that an EIR analyze a reasonable range of feasible alternatives that could substantially reduce or avoid the significant impacts of a pro ect hile also meeting the pro ect's basic objectives. An EIR must identify ways to substantially reduce or avoid the significant effects that a project may have on the environment (PRC Section 21002.1). Accordingly, the discussion of alternatives shall focus on alternatives to a project or its location which are capable of avoiding or substantially reducing 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. The alternative analysis included in the Draft EIR, therefore, identified a reasonable range of project alternatives focused on avoiding or substantially reducing the pro ect's significant impacts

Summary of Findings

Based upon the following analysis, the City finds, pursuant to CEQA Guidelines Section 15091, that no feasible alternative or mitigation measure will substantially lessen any significant effect of the project, reduce the significant unavoidable impacts of the project to a level that is less than significant, or avoid any significant effect the project would have on the environment.

Project Objectives

The objectives of the Project are as follows:

1. Comply ith the City's Soft Story Retrofit Program (L MC Section 91 9 00 et se Ordinance entitled Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Soft, Weak or Open Front Walls), which includes complying with the requirements under LAMC Section 91.9305.2.

2. Abate the fire, loitering, vandalism, and other public safety hazards associated with structural defects and current vacancy of the Barry Building.

Alternatives Analyzed

Alternative 1 – No Project Alternative

Description of Alternative

CE re uires the alternatives analysis to include a no pro ect alternative hich is the circumstance under which the Project does not proceed. The purpose of analyzing a No Project Alternative is to allow decision makers to compare the impacts of approving the project with the impacts of not approving the project (CEQA Guidelines Section 15126.6, subd. (e)(1)).

This alternative assumes that the Project would not be implemented, and the existing building would not be demolished. However, in March 2018, the City of Los Angeles issued the Applicant an Order to Comply ith the City's Soft Story Retrofit Program (See LAMC Section 91.9305.2(1)(c), (2), and (3).) Thus even under a no pro ect alternative some alternations to the Barry Building must be made In a no pro ect alternative here the building is not demolished, then it must be retrofitted to avoid penalties under the Soft Story Ordinance. However, Alternative 1 assumes only the minimum seismic retrofit work would be undertaken to comply with the Soft Story Ordinance, but no other seismic retrofit work would be undertaken and therefore the building would not be operational under this alternative.

Englekirk Structural Engineers prepared a technical report dated May 26, 2021 (included in Appendix H-2 of the Draft EIR) that included a structural analysis to repair the existing building to conform to the City's Soft Story Ordinance (see Phase I discussion in ppendix H-2). According to the Englekirk report, the south wing of the building that faces San Vicente Boulevard utilizes a pass-through at the ground floor that accesses the interior courtyard. As a result, there are no bearing walls that extend to the foundation and instead the second floor is supported on a series of isolated steel columns.

To comply ith the City's Soft Story Retrofit Program Englekirk developed a seismic retrofit scheme that consists of steel moment frame structures that are located within the building and are supported on new concrete footings. However, compliance with the retrofit required by the Soft Story Ordinance would not address structural deficiencies identified in the east, north, or west wing as provided in Englekirk's Seismic ssessment (see Appendix H-3 and Appendix G of the Draft EIR).

Therefore, if the remaining building wings are not structurally retrofitted, the work to the south wing of the building would not be sufficient to protect building occupants if the building was subject to a moderate to severe seismic event. In addition, the south wing alone, which is on the second story of the building, could not be occupied as occupants would need to take one of two stairways and travel along other wings of the building that have not been retrofitted in order to reach the south wing. As such, the building could not be safely occupied under Alternative 1. This alternative ould not address the building's other areas of noncompliance specifically under the ADA and the Building Code.

Impact Summary

All of lternative 1's impacts ould be less than significant including ith respect to historical resources and land use. The Project would result in a significant and unavoidable impact with respect to historical resources and land use, as the Project would demolish the existing building, which is City HCM No. 887. As Alternative 1 involves the retention of the existing building, Alternative 1 would result in similar impacts as the Project related to Air Quality, Greenhouse Gas

Emissions, Noise, Transportation, Tribal Cultural Resources, and would avoid the Pro ect's significant and unavoidable impacts with respect to Cultural Resources (historical resources) and Land Use and Planning (conflict with plans).

Finding

Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report. (PRC 21081(a)(3).)

Rationale for Finding

As discussed above, 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 ith the re uirements 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 15 4 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 s discussed above specific economic legal, technical, and social limitations make the alternative infeasible.

Per the CEQA Guidelines Section 15126.6 (a), reasonable project alternatives are those that ould feasibly attain most of the basic ob ectives of the pro ect but ould avoid or substantially lessen any of the significant effects of the Project, and evaluate the comparative merits of the alternatives Accordingly, while this alternative would partially meet the first Project objective, this Alternative is still infeasible because it would not resolve the public safety consideration associated with a moderate to severe earthquake event. In such an event, there would still be a significant risk to public safety because of the structural deficiencies in the building wings not subject to the Soft Story Ordinance. Further, given that the building would remain unoccupied under this alternative, the property would remain vacant and therefore, would not meet the second Project objective. Therefore, this alternative would not meet most of the project objectives.

Therefore, per PRC Section 15364 and based on the above specific economic, legal, social and technical reasons Alternative 1 would be infeasible.

Reference

See Draft EIR Section V for complete analysis of alternatives evaluated for the Project.

Alternative 2 – Preservation Alternative

Description of Alternative

Alternative 2, the Preservation Alternative would involve the work required to comply with the City's Soft Story Ordinance (as with Alternative 1), in addition to a voluntary seismic retrofit on the remainder of the building, and renovations to ensure compliance with the ADA, building code, and energy efficiency upgrades of the existing building.

The voluntary seismic retrofit program proposed by Englekirk Structural Engineers (see Phase II discussion in the technical report contained in ppendix H-2 of the Draft EIR) would include strengthening existing walls, adding new two-story shear walls, adding new floor and roof diaphragm sheathing, and adding new steel moment frames.

In addition, various physical aspects of the building are not in compliance with the ADA and California Building Code provisions related to access to buildings and properties for people with disabilities (Title 24, Part 2, Vol. 2, Chapter 11B). These issues are detailed in the ADA Upgrade Report prepared by Gruen Associates, included in Appendix H-5 of the Draft EIR. Accordingly, in addition to the voluntary seismic retrofit described above, Alternative 2 would also include an ADA upgrade, which would include upgrades related to an accessible path of travel, plumbing, stairs and balcony railing, vertical transportation, and tenant space improvements. Finally, certain aspects of the building do not meet California Building Code requirements. Therefore, Alternative 2 includes the following work to bring the building into compliance with the Code and other energy efficiency requirements.

Upon completion of the voluntary seismic retrofit, and ADA, building code, and energy efficiency upgrades, the building could be re-occupied by approximately 12,800 square feet of retail uses.

In the analysis provided below, asbestos abatement activities, which would take place prior to all other work, are anticipated to last two weeks. Performing the additional preservation measures is estimated to take approximately six months. Finishing activities, such as paving and applying new architectural coatings to the Barry Building, would take approximately one week each.

Impact Summary

As Alternative 2 involves the preservation of the existing building, Alternative 2 would avoid the Pro ect's significant and unavoidable impacts with respect to historical resources and land use. However, as Alternative 2 includes an operational component (the re-occupancy of the building), Alternative 2 would result in greater impacts than the Project with respect to air quality, greenhouse gas emissions, noise, and traffic, although these impacts would still be less than significant.

While the additional construction would not result in exceedances of significance thresholds because there is no demolition activity under this Alternative, to further minimi e Iternative 2's construction-related noise increases at 11900 Saltair Terrace and other sensitive receptors, the Draft EIR identified the following mitigation measure:

ALT2 **MM**-1 Sound barriers rated to achieve a sound attenuation of at least 15 dBA shall be erected along the following boundaries:

- The east and est parking area boundaries (both the Pro ect Site's east and est parking area boundaries and the east and west boundaries of the parcel immediately to the north of the Project Site (APN 4404-025-016)). (While the parcel to the north of the Project Site is not part of either the Project or Alternative 2, that parcel would be used for construction staging.)

- The northern property line of the parcel to the north of the Project Site (APN 4404-025-016) that separates this parcel from the residential uses to the north. Sound barriers along this property line shall be connected to the sound barriers described for the east and west property lines so that all of lternative 2's construction areas are fully enclosed by sound barriers.

The sound barriers shall be tall enough to shield line of sight paths from operating construction equipment to the 2nd stories of nearby residential uses. The prescribed sound barriers shall be installed for the duration of lternative 2's construction activities

Finding

Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report. (PRC 21081(a)(3))

Rationale for Finding

Alternative 2 would meet both of the Project objectives. However, studies provided by the Applicant demonstrate that Alternative 2 is economically infeasible.

This alternative would include compliance with the Soft Story Ordinance, additional seismic renovations, ADA upgrades and building code compliance to prepare the building for occupancy.

An economic analysis (hereafter Initial Renovation Cost nalysis) was conducted and submitted to the record on April 20, 2023, by the Applicant. The analysis attached the following reports:

- *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);
- *Prcject 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)

In addition updated economic analysis (hereafter dditional Cost nalysis) as provided by the Applicant on July 15, 2024. 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)

In November 2024, the Applicant provided additional economic analysis to the City (hereafter pdated Cost nalysis), including:

- *Barry Building Retrofit Scope Costs*, Hill International (October 3, 2024)
- *Barry Building Proposed Retrofit*, Englekirk Structural Engineers (September 9, 2004)
- *Barry Building – Opinion of Probable Retrofit Cost*, Hill International (November 6, 2024)
- *Appraisal Report*, CBRE, Inc. (November 8, 2024)

The Initial Renovation Cost Analysis is included in the Administrative Record. (See Letter from E. Casey to J. Harris, RE: *11973 San Vicente Boulevard Prcject / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210* (April 20, 2023).) 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 Prcject / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210 ("Barry Building')* (July 15, 2024).) The Updated Cost Analysis was provided to the City on November 14, 2024. (See Letter from E. Casey to J. McCrea, *RE: 11973 San Vicente Boulevard Prcject / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210* (November 14, 2024).) These analyses and related attachments are the entirety of the materials in the administrative record evaluating the economic feasibility of the Project Alternatives.

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).

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 Iternative), 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 llo ance) transfer taxes and developer profit ere considered. According to CBRE's analysis dated March 202 (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.

The Applicant provided additional analyses to the City in July 2024 which identified changes in the costs associated with Alternative 2. Hill International revised its analysis in June 2024 and determined that the cost to complete the rehabilitation work as of June 2024 had risen to approximately $17.1 million. (See Attachment H to the Additional Cost Analysis.) Hill International's revised analysis determined that from une 1 2021 to une 2 2024 the cost per square foot for this renovation work rose from $777 to $1,108. According to Hill International's analysis, this escalation is primarily driven by higher labor costs, increased material prices, and rising transportation and disposal fees.

CBRE's 202 analysis previously provided by the Applicant was based on an income approach that could be derived from the Owner leasing space in the rehabilitated building. In July 2024, the Applicant also commissioned a 2024 Appraisal Report by CBRE based on a sales approach. This analysis was provided as Attachment I to the Additional Cost Analysis. CBRE 2024's report determined that the Barry Building Property, assuming rehabilitation of the existing building, has no market value and may even have a negative value of $5,672,747.

In addition to the economic analysis prepared by the Applicant evaluating Alternatives 2 and 3, the Applicant has also evaluated the economic feasibility of completing only the minimum rehabilitation required for compliance with the Soft Story Ordinance and the California Historic Building Code. In November 2024, the Applicant provided the following analyses to the City related to this proposed scenario as part of the Updated Cost Analysis:

- Barry Building Proposed Retrofit, Englekirk Structural Engineers (September 9, 2004)
- Barry Building Retrofit Scope Costs, Hill International (October 3, 2024)
- Barry Building Opinion of Probable Retrofit Cost, Hill International (November 6, 2024)
- Appraisal Report, CBRE (November 8, 2024)

This scenario specifically accounts for the allowance per Section 8-706 of the California Historic Building Code for an historic building retrofit to meet only 75% of the current Building Code. The Applicant provided a Seismic Assessment prepared by Englekirk Structural Engineers identifying the work required under this more limited scope seismic retrofit ork (the 5 Seismic Retrofit).

The required rehabilitation identified by Englekirk includes: reinforcing shear walls; adding plywood at floors and roof; adding or enlarging existing footings. (See Barry Building Proposed Retrofit, Englekirk Structural Engineers, September 9, 2004.)

The Applicant also provided an analysis of the costs associated with this narrowed scope of work under the 75% Seismic Retrofit scenario as compared to Alternative 2. An estimate prepared by Hill International excluded work previously considered within Alternative 2. (See Barry Building Opinion of Probable Retrofit Cost, Hill International, November 6, 2024.) After reducing the June 27, 2024, cost estimate developed by Hill International (Attachment H to the Additional Cost Analysis) and accounting for the increase in construction costs due to the annualized inflation rate of 6.8%, Hill International determined that the cost to rehabilitate the Barry Building under this more limited scope of rehabilitation work is approximately $15,438,389. (See Barry Building Retrofit Scope Costs, Hill International, October 3, 2024.)

CBRE prepared an appraisal report for the Applicant considering the value of the rehabilitated Barry Building, complying with the California Historic Building Code per this scenario. CBRE compared similar recently sold properties and found that the price per square foot ranged from approximately $469 to $1,045. Excluding high and low extremes, CBRE determined the average price per square foot of comparable properties is approximately $630. CBRE used Hill's cost analysis of the minimum rehabilitation work required ($15,438,389) and reduced it by 20% to assume availability of a 20% rehabilitation tax credit. This assumption resulted in CBRE's estimate of cost to renovate the property at approximately $865 per square foot. This reduced cost is conservatively low as it does not include any indirect costs (which CBRE estimates could add 10-20%). CBRE's estimated cost of rehabilitation of $865 per square foot significantly exceeds the market price of the renovated property at $630 per square foot.

Based on the assumptions provided, CBRE determined that the resulting value of rehabilitating the Barry Building is approximately negative $3 million (excluding indirect costs). As a result, CBRE determined that the property has no (or negative) market value. (See Appraisal Report, CBRE, November 8, 2024.)

Alternative 2 would reduce or avoid the Projects impacts to Cultural Resources and Land Use but would result in greater impacts with respect to air quality, greenhouse gas emissions, noise, and traffic, as a result of an operational component, although these impacts would still be less than significant. Feasibility is defined by PRC Section 15 4 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 Although Alternative 2 would meet the Project objectives, and reduce some environmental impacts, substantial evidence in the administrative record submitted by the Applicant demonstrates that Alternative 2 would be economically infeasible.

Reference

See Draft EIR Section V for complete analysis of alternatives evaluated for the Project. See Appendices H-2, H-3, H-4, H-5, H-6, H-7 and G; Letter from E. Casey to J. Harris, RE: *11973 San Vicente Boulevard Prcject / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210* (April

20 202) (Initial Renovation Cost nalysis) and attachments; Letter from E. Casey to K. Bernstein (uly 15 2024) (Additional Cost Analysis) and attachments; and Letter from E. Casey to J. McCrea, *RE: 11973 San Vicente Boulevard Prcject / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210* (ovember 14 2024) (pdated Cost nalysis) and attachments.

Alternative 3 – Partial Preservation with New Construction Alternative

Description of Alternative

Alternative 3 includes 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 façade of the north wing. However, Alternative 3 would involve demolition of the building volume behind the south façade of the north ing lternative ould also include the ork re uired to comply ith the City's Soft Story Ordinance, as well as the voluntary seismic retrofit (see Appendix H-2 of the Draft EIR for a discussion of the work required to comply with the Soft Story Ordinance and the voluntary seismic retrofit), and ADA (see Appendix H-5 of the Draft EIR for a discussion of work need to comply with ADA requirements), building code, and energy efficiency upgrades, as described above for Alternative 2, to the preserved portion of the existing building.

In addition, Alternative 3 would include the construction of a new building behind the existing building (referred to as the nnex). The new building would be approximately 10,815 square feet in three stories (approximately 3,605 square feet per level). In total, Alternative 3 would include approximately 19,771 square feet of office and retail uses, consisting of 8,956 square feet of retail uses in the existing building and 10,815 square feet of office uses in the new building.

This work would be performed over an approximate seven-month period. Asbestos abatement activities, which would take place prior to all other work, are anticipated to last two weeks. Performing the additional preservation measures, as well as constructing the new office building, is estimated to take approximately seven months. Finishing activities, such as paving and application of architectural coatings, would take approximately one week each.

Impact Summary

As Alternative 3 involves the partial preservation of the existing building, Alternative 3 would avoid the Pro ect's significant and unavoidable impacts with respect to historical resources and land use. However, as Alternative 3 involves the construction of a new building and also includes an operational component (the re-occupancy of the preserved portion of the existing building with retail uses and a new building with new office uses), Alternative 3 would result in greater impacts than the Project with respect to air quality, greenhouse gas emissions, noise, and traffic, although these impacts would still be less than significant.

Demolition of the Barry Building's north ing and grading for the proposed office building could result in substantial noise increases at nearby sensitive receptors. The resultant noise increase at the nearest sensitive receptor ould be 12 5 dB hich is above the City's significance threshold of 5 dBA. Without mitigation, this impact would be considered potentially significant. As a result, the following mitigation measure is required for Alternative 3:

> ALT3 **MM**-1 Sound barriers rated to achieve a sound attenuation of at least 15 dBA shall be erected along the following boundaries:

- The east and est parking area boundaries (both the Pro ect Site's east and est parking area boundaries and the east and west boundaries of the parcel immediately to the north of the Project Site (APN 4404-025-016)). (While the parcel to the north of the Project Site is not part of either the Project or Alternative 3, that parcel would be used for construction staging.)
- The northern property line of the parcel to the north of the Project Site (APN 4404-025-016) that separates this parcel from the residential uses to the north. Sound barriers along this property line shall be connected to the sound barriers described for the east and est property lines so that all of lternative 's construction areas are fully enclosed by sound barriers.
- The sound barriers shall be tall enough to shield line of sight paths from operating paving equipment to the 2nd stories of nearby residential uses. The prescribed sound barriers shall be installed for the duration of lternative 's construction activities.

Finding

Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report. (PRC 21081(a)(3))

Rationale for Finding

Alternative 3 would meet both of the Project objectives. However, studies provided by the Applicant demonstrate that it is economically infeasible.

The Initial Renovation Cost Analysis submitted to the record on April 20, 2023, by the Applicant (and identified above) considered the economic 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 ith e Construction lternative) 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 façade 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 202 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.

CBRE's 202 analysis did not consider the potential availability of a 20 percent tax credit for the rehabilitation work[3] or the narrower scope of work available under the 75% Seismic Retrofit Scenario per the Historic Building Code,[4] which would call for 8,956 square feet of the building to be preserved under this Alternative. However, since CBRE prepared their analysis, Hill International identified that construction costs have risen significantly. According to Hill International's analysis this escalation is primarily driven by higher labor costs increased material prices, and rising transportation and disposal fees. (See Attachment H to the Additional Cost Analysis.) Hill International's June 2024 report notes that construction costs have risen by approximately 42.5 percent since their initial report was produced. In November, Hill International noted that construction costs have continued to rise. (See Attachment H to the Additional Cost Analysis; see also Updated Cost Analysis.) The Applicant determined that while these factors considered cumulatively would decrease the costs associated with construction under this Alternative by approximately $500,000, the reduction in costs available from the tax credit and the Historic Building Code were not sufficient to offset the negative $3,733,908 valuation identified by CBRE in 2023 in light of the significant increase in construction costs

CBRE and Hill International's analyses found that even with the additional commercial space included in Alternative 3, the sale price per square foot (approximately $630) is less than the cost per square foot of the necessary construction work ($970-$1,270 per Hill International's 2024 report) such that the additional construction re uired under lternative ould not alter CBRE's finding of a negative valuation of the renovated property.

Alternative 3 would meet the Project objectives avoid the Pro ect's significant and unavoidable impacts to Cultural Resources and Land Use, while resulting in greater than the Project but still less than significant impacts with respect to air quality, greenhouse gas emissions, noise, and traffic. Feasibility is defined by PRC Section 15 4 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 Based on substantial evidence in the administrative record submitted by the Applicant, Alternative 3 would be economically infeasible.

Reference

See Draft EIR Section V for complete analysis of alternatives evaluated for the Project. See Appendices H-2, H-3, H-8, H-9, H-10, H-11 and G; Letter from E. Casey to J. Harris, RE: *11973 San Vicente Boulevard Prcject / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210*

[3] This 20% tax credit under I.R.C. Treasury Regulations is discussed and considered in CBRE's 2024 analysis. (See Attachment I to the Additional Cost Analysis.)

[4] See also findings for Alternative 2 concerning the 75% Seismic Retrofit allowed under the Historic Building Code.

(April 20, 2023) and attachments; and Letter from E. Casey to K. Bernstein (July 15, 2024) (dditional Cost nalysis) and attachments.

Alternative 4 – Relocation Alternative

Description of Alternative

Alternative 4 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 determined. At the new location, the Barry Building would be reconstructed, which would incorporate additional preservation measures relating to seismic retrofitting, ADA updates, building code updates, and energy efficiency upgrading that were described previously for Alternative 2. Once the Barry Building has been moved and rehabilitated, this analysis assumes that the Barry Building would be occupied by 12,800 square feet of retail uses.

HKA prepared a report analyzing four options to move the existing building to another site (see Appendix H-12 of the Draft EIR for this report), which are described below:

Option 1: Relocate virtually all building elements intact in one piece. This option was determined to be infeasible from a structural moving perspective, as the logistical challenges are extremely high. Besides undercutting beneath the building and then supporting the entire building while on the Project Site, it is infeasible to move the intact building in one piece once it is on City streets because of its size, particularly the building's idth Maneuverability ould be infeasible to make turns from one street to another and due to the physical challenges (street trees, traffic signals, overhead wires, etc.) that would be encountered during the move. Therefore, HKA determined that Option 1 is infeasible due to these logistical challenges.

Option 2: This option considers partially dismantling the building elements into six parts at strategic vertical locations resulting in multiple two-story building portions which would be moved individually. This option proposes separating the north and the south two-story building elements from the connecting west and east two-story elements. This option also suggests removing, cataloging, and crating exterior stair elements, applied architectural features, such as aluminum sun-control fins, and applied architectural fixed-in-place wooden sun-control and ornamental architectural features. However, this option would present a number of transportation challenges. Even partially dismantled, the length of the building segments would make the transporting maneuverability infeasible at turns from one street to another street along the path from San Vicente Boulevard to a presently undetermined property. The overall height would also make this option infeasible for the same reasons as described for Option 1 (inability to clear street landscaping, utilities, street lighting, and traffic signals). Therefore, HKA determined that Option 2 is infeasible due to these logistical challenges.

Option 3: This option proposes partially dismantling the building elements at strategic horizontal locations into nine total pieces, thereby achieving multiple one-story building portions. In addition, strategic vertical separations would also be necessary to keep the overall length for each building element respectful to the architectural massing. Since the structure would be separated at a point above the second-floor plane but below the historic windows, the structure must be stabilized temporarily (addition of wood and steel beams, vertical and diagonal braces, diaphragms, and temporary floor construction to take place of the floor which will remain as part of the first story) to protect the construction from excessive movement during the relocation trip. This option also entails removing, cataloging, and crating exterior stair elements, applied architectural features, such as aluminum sun-control fins, and applied architectural fixed-in-place wooden sun-control

and ornamental architectural features. This option also presents a number of transportation moving challenges, as the overall length of the building elements would remain a challenge, which would make the transporting maneuverability difficult at turns from one street to another street along the path from San Vicente Boulevard to a presently undetermined property. The overall height may be less of a challenge with respect to clearance of street landscaping, utilities, street lighting, and traffic signals since the singular floor height would be substantially less than the building's t o-story height. The work required under Option 3 would be performed over approximately 14-18 months. HKA identified that this option presents significant architectural destruction and damage when separating the building into portions for moving. Separating the two-story building would cause damage to the architectural exterior veneer plaster at the horizontal and vertical separations. As the overall building is separated into strategic portions to facilitate structural relocation, more and more damage and restoration will be required. HKA noted that restoring the veneer plaster at the separation locations would require feathering the plaster between the old and the new and/or installing screeds as plaster stops and expansion joints. This ould result in significant degradation to the historic fabric of the building's exterior and to the character defining features.

Option 4: This portion proposes partially dismantling the building elements at strategic horizontal and vertical locations into 20 pieces achieving multiple small building portions. This option also entails removing, cataloging, and crating exterior stair elements, applied architectural features, such as aluminum sun-control fins, and applied architectural fixed-in-place wooden sun-control and ornamental architectural features. This option presents fewer transportation moving challenges and would make the transporting maneuverability somewhat easier at turns from one street to another street along the path from San Vicente Boulevard to a presently undetermined property. The overall height would likely be less of a challenge, for clearance of street landscaping, utilities, street lighting, traffic signals, and overhead power/telephone/cable lines since the singular floor height would be substantially less than an option where the building remains at two stories during the relocation. This option presents a temporary construction challenge (addition of wood and steel beams, vertical and diagonal braces, diaphragms, and temporary floor construction to take place of the floor which will remain as part of the first story) as previously discussed for Option 3, but this challenge is much more significant for Option 4, as a substantial amount of structure must be added to stabilize portions of the building temporarily to protect the building from excessive movement during the relocation trip. The work required under Option 4 would be performed over approximately 16-20 months.

As Options 1 and 2 were determined to be infeasible, the Draft EIR (Section V) addresses only Options 3 and 4 from the HKA report in detail. This analysis assumes that asbestos abatement activities, which would take place prior to all other work, are anticipated to last two weeks. Following this, preparing the Barry Building for dismantling and transporting would involve removing exterior elements and other ornamental features, as well as adding temporary stabilizing structures to portions of the building that would be transported. This is estimated to take approximately two months.

Reconstruction of the building would incorporate additional preservation measures relating to seismic retrofitting, ADA updates, building code updates, and energy efficiency upgrading. The differences between Option 3 and Option 4 chiefly concern whether the Barry Building would be dismantled into 9 or 20 pieces.

Reassembling the Barry Building and performing the additional preservation measures is estimated to take approximately 15 months. While a relocation site has not yet been identified, according to Historic Resources Group (see Appendix H-13 of the Draft EIR), the new site would have to be located on a similar commercial thoroughfare and have a similar flat topography as the Project Site. However, there is no limit to the distance from the old site to the new site within the City of Los Angeles, other than those limits imposed by physical and economic feasibility.

Impact Summary

All of lternative 4's impacts ould be less than significant including ith respect to historical resources (with mitigation) and land use. The Project would result in significant and unavoidable impacts with respect to historical resources and land use, as the Project would demolish the existing building, which is City HCM No. 887. As Alternative 4 involves the relocation of the existing building lternative 4 ould avoid the Pro ect's significant and unavoidable impacts ith respect to historical resources and land use, with implementation of Mitigation Measure ALT4 MM-1 with respect to historical resources, as well as inclusion of the recommendations provided by Historic Resources Group (Appendix H-7 of the Draft EIR).

ALT4 **MM**-1 Potential mitigation measures to reduce the risks associated with disassembly of the Barry Building could include, but not necessarily be limited to, the following:

Historic American Buildings Survey (HABS) documentation including photographs, drawings, and narrative, completed prior to the issuance of permits.

Preparation of an Historic Structure Report (HSR) in conformance with Preservation Brief 43 prior to the issuance of permits, to document existing features, evaluate conditions, and recommend appropriate treatments.

Preparation of a Relocation and Rehabilitation Plan, to be reviewed and approved by the City of Los Angeles Office of Historic Resources (OHR) prior to the issuance of any permits.

Selection of a new site that meets the requirements of Criteria Consideration B as outlined in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.

Inclusion of an historic architect on the Project team to monitor disassembly, relocation, and rehabilitation activities.

Rehabilitation of the relocated Barry Building in conformance with the Secretary of the Interior's Standards for Rehabilitation (36 CFR 67) including replication of the historic cement plaster and reinstallation of salvaged architectural features.

However, Alternative 4 would be required to implement mitigation measures (Mitigation Measures ALT4 MM-2 through ALT4 MM-5) related to construction noise and vibration to ensure that that these impacts are less than significant at both the Project Site and the potential relocation site.

ALT4 **MM-2** Sound barriers rated to achieve a sound attenuation of at least 15 dBA shall be erected along the following boundaries:

- The east and est parking area boundaries (both the Pro ect Site's east and est parking area boundaries and the east and west boundaries of the parcel immediately to the north of the Project Site (APN 4404-025-016)). (While the parcel to the north of the Project Site is not part of either the Project or Alternative 4, that parcel would be used for construction staging.)
- The northern property line of the parcel to the north of the Project Site (APN 4404-025-016) that separates this parcel from the residential uses to the north. Sound barriers along this property line shall be connected to the sound barriers described

for the east and est property lines so that all of lternative 4's construction staging areas are fully enclosed by sound barriers.

The sound barriers shall be tall enough to shield line of sight paths from operating construction equipment to the 2nd stories of nearby residential uses. The prescribed sound barriers shall be installed for the duration of Alternative 4's relocation preparation and utilities removal phases.

AL**T**4 **MM**-3 Sound barriers rated to achieve a sound attenuation of at least 15 dBA shall be erected along perimeters of the future relocation site facing noise-sensitive receptors that are located less than 300 feet from the future relocation site. The sound barriers shall be tall enough to shield line of sight paths from operating construction equipment to any above-ground stories that these receptors may possess. The sound barriers shall be installed for the duration of lternative 4's relocation preparation activities (including trenching for utility connections and grading for foundations), Barry Building reassembly and preservation activities, and any paving.

AL**T**4 **MM**-4 The Barry Building shall not be relocated to a future site that would require heavy-duty, steel-tracked construction equipment (or the vibrational equivalent thereof) to operate within 15 feet of structures that meet FTA Category III conditions or within 20 feet of structures that meet FTA Category IV conditions.

AL**T**4 **MM**-5 The Barry Building shall not be relocated to a future site that would require heavy-duty, steel-tracked construction equipment (or the vibrational equivalent thereof) to operate within 85 feet of residential land uses.

Finally, as Alternative 4 involves an operational component (the re-occupancy of the relocated Barry Building), Alternative 4 would result in greater impacts than the Project with respect to air quality, greenhouse gas emissions, noise, and traffic, although these impacts would still be less than significant.

Finding

Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report. (PRC 21081(a)(3).)

Rat**ion**al**e** f**or Findin**g

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.[5] However, assuming a new site

[5] 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.

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. s noted in HK '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.

Neither Option 3 or 4 is a practical option to meet the pro ect's first ob ective 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 15 4 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.

Reference

See Draft EIR Section V for complete analysis of alternatives evaluated for the Project. See Appendices H-12, H-13, H-14, H-15, and H-16 for additional supporting documentation.

The building would have to be able to be located in the same general orientation to the street, facing generally south, with similar setbacks, hardscape and landscape.

[6] If the necessary ADA upgrades and seismic retrofitting are forgone, the relocated building could not be occupied and this Alternative would not meet the second project objective.

Alternatives Rejected as Infeasible

As set forth in CEQA Guidelines Section 15126.6(c), an EIR should identify any alternatives that were considered for analysis but rejected as infeasible and no further analysis is provided in the EIR. For those rejected alternatives, the EIR should briefly explain the reasons for their rejection. According to the CEQA Guidelines, among the factors that may be used to eliminate an alternative from detailed consideration are the alternative's failure to meet most of the basic pro ect ob ectives the alternative's infeasibility or the alternative's inability to avoid significant environmental impacts. Alternatives to the Project that were considered and rejected as infeasible include the following:

One alternative that was considered was mothballing the Barry Building in accordance with *Preservation Brief 31: Mothballing Historic Buildings,* prepared by the National Park Service. Preservation Brief 31 outlines the steps required to close up and temporarily protect an historic building for an extended period of time while planning its future use. Historic Resources Group prepared a memo that outlines the steps to properly mothball a building (see Appendix H-1 of the Draft EIR). However, mothballing is not a long-term solution that can achieve the project objectives, including compliance with the Soft Story Ordinance and therefore, this alternative was rejected.

Environmentally Superior Alternative

Section 15126.6(e)(2) of the CEQA Guidelines indicates that an analysis of alternatives to a project shall identify an Environmentally Superior Alternative among the alternatives evaluated in an EIR. The CEQA Guidelines also state that should it be determined that the No Project Alternative is the Environmentally Superior Alternative, the EIR shall identify another Environmentally Superior Alternative among the remaining alternatives. Pursuant to Section 15126.6(c) of the CEQA Guidelines, the analysis below addresses the ability of the alternatives to avoid or substantially lessen one or more of the significant effects of the Pro ect

Alternative 1 (the No Project Alternative) would be environmentally superior to the Project since this alternative ould avoid the Pro ect's significant and unavoidable impacts ith respect to historical resources and land use. In addition, Alternative 1 would not include an operational component and, therefore, would not result in any operational impacts.

Among the remaining alternatives, Alternative 2 (the Preservation Alternative) is environmentally superior to Alternatives 3 and 4. As noted above, Alternative 2 would involve the work to comply ith the City's Soft Story Ordinance as ell as a voluntary seismic retrofit and additional upgrades (like ADA compliance) in order to make the existing building suitable for occupancy. This Alternative would lessen the significant and unavoidable impacts to historic resources and land use/planning compared to the Project as it would not require demolition of the Barry Building. However, Alternative 2 would result in greater construction and operational impacts compared the Project.

Alternatives 2, 3, and 4 would all reduce the significant and unavoidable impacts to historic resources and land use/planning that would occur under the Project to less than significant levels. When compared to Alternative 2, Alternative 3 consists of more development and as such, would result in more impacts than Alternative 2.

Comparing Alternative 2 and Alternative 4, Alternative 4 would result in greater impacts with respect to the character-defining features of the Barry Building, and would therefore require the implementation of additional mitigation measures to avoid a significant impact with respect to historical resources. Alternative 4 would have greater impacts than Alternative 2.

Therefore, Alternative 2 is the Environmentally Superior Alternative.

Ho ever the determination of the environmentally superior alternative does not include an evaluation of the feasibility of the environmentally superior alternative.

IX. Significant Irreversible Environmental Changes

Section 15126.2(d) of the CEQA Guidelines indicates that an EIR should evaluate any significant irreversible environmental changes that would occur should the proposed project be implemented. The types and level of development associated with the project would consume limited, slowly renewable, and non-renewable resources. This consumption would occur during construction of the project and would continue throughout its operational lifetime. The development of the Project would require a commitment of resources that would include: (1) building materials and associated solid waste disposal effects on landfills; (2) water; and (3) energy resources (e.g., fossil fuels) for electricity, natural gas, and transportation. The Project Site contains no energy resources that would be precluded from future use through Project implementation. For the reasons set forth in Section VI.3 of the Draft EIR the pro ect's irreversible changes to the environment related to the consumption of nonrenewable resources would not be significant, and the limited use of nonrenewable resources is justified.

The Project would necessarily consume a limited amount of slowly renewable and non-renewable resources that could result in irreversible environmental changes, including: (1) solid waste disposal effects on landfills; (2) water; and (3) energy resources. As explained in Section VI.3 of the Draft EIR, the Project would not consume a large commitment of natural resources or result in significant irreversible environmental changes.

Building Materials and Solid Waste

Solid waste was addressed in the Initial Study (included in Appendix A-1 of the Draft EIR). As discussed therein, the Project would demolish of the existing commercial building, which is expected to generate a total of approximately 4,174 cubic yards of debris, including 130 cubic yards of asbestos-containing material and 4,044 cubic yards of non-contaminated debris. The 130 cubic yards of asbestos-containing material would be entirely disposed of at the Azusa Land Reclamation Facility. Compliance with SB 1374 would require the recycling or salvaging of 75 percent of the remaining 4,044 cubic yards of debris. This would equate to approximately 1,011 cubic yards (or 404,400 pounds or 202 tons) that would be disposed of at a landfill over the course of demolition. The Initial Study determined that the landfills serving the Project Site would have adequate capacity to accommodate the solid waste generated by the demolition of the existing building. Because of the recycling of most of the solid waste generated by the Project, and the available capacity at landfills serving the Pro ect Site the Pro ect's short-term solid waste disposal effects on landfills would be reduced.

Water

As stated in the Initial Study (included in Appendix A-1 of the Draft EIR), the Project would require a limited amount of water for dust control during demolition activities and to water the landscape

buffer planted along the fence after demolition has been completed. As discussed in the Initial Study L D P ould be able to supply ater for the Pro ect's demolition activities and to ater the landscape buffer based on its existing supply. Thus, while the Project would result in a limited amount of irreversible consumption of water, the Project would not result in a significant impact related to water supply.

Energy Consumption and Air Quality

The proposed construction activities would consume relatively minor quantities of electricity (i.e., temporary use for lighting and small power tools). This electricity would be supplied to the Project Site by the City of Los Angeles Department of Water and Power (LADWP) and would be obtained from the existing electrical lines that connect to the Project Site. Electricity consumed during demolition of the existing building and installation of the landscape buffer would be temporary and would cease upon the completion. Construction activities would also consume energy in the form of petroleum-based fuels associated with the use of construction vehicles, construction worker travel to and from the Project Site, and hauling truck trips. Based on the limited amount of equipment required and the limited duration of construction activities, the Project would require a negligible fraction of the State's total transportation fuel consumption. Therefore, the Project would not have an adverse impact on available electricity or fuel supplies.

The Project consists solely of the demolition of the existing building and the installation of a landscape buffer on the southern boundary of the Project Site. Development of the Project Site is not proposed and/or considered as part of the Project. Therefore, the Project would not have an operational demand for energy, with the exception of a limited amount of electricity for sprinklers to water the landscape buffer.

Overall, the Project would not result in the wasteful, inefficient, and unnecessary consumption of energy resources, and Project impacts would be less than significant.

Conclusion

Based on the above, the Project would require the irreversible commitment of limited, slowly renewable, and non-renewable resources, which would limit the availability of these resources for future generations or for other uses. However, the consumption of such resources would not be considered substantial. The loss of such resources would not be highly accelerated when compared to existing conditions and such resources would not be used in a wasteful manner. Therefore, although irreversible environmental changes would result from the Project, such changes are concluded to be less than significant, and the limited use of nonrenewable resources that ould be re uired by the Pro ect's construction activities is ustified

X. Growth-Inducing Impacts

Section 15126.2(e) of the CEQA Guidelines requires a discussion of the ways in which a proposed project could induce growth. This includes ways in which a project would foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth, or increases in the population which may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Additionally, consideration must be given to characteristics of some projects which may encourage and facilitate other activities that could significantly affect the environment, either

individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

The Project consists of the demolition of the Barry Building. Once demolition is complete, the portion of the Project Site that currently contains the Barry Building would be a vacant lot, and the existing surface parking lot would remain. A landscape buffer would be installed along the southern boundary of the Project Site (fronting San Vicente Boulevard). Development of the Project Site is not proposed and/or considered as part of the Project. The demolition activities would require a daily maximum of 10 construction workers during any given day. The patterns of construction workers in Southern California are such that it is not likely that the workers for the Project would relocate their households as a consequence of being employed to conduct the Pro ect's demolition ork especially given the short duration of demolition activities Therefore the Project would not be considered growth-inducing from a short-term employment perspective. Rather, the Project would provide a public benefit by providing employment opportunities during the demolition period.

As the Project does not include any new development on the Project Site, the Project would not result in a population increase at the Project Site due to new housing or employment opportunities that could result in substantial unplanned growth either directly or indirectly. Likewise, the Project also would not require any utility infrastructure improvements. Therefore, the Project would not result in any direct or indirect growth-inducing impacts.

XI. Energy Conservation

The Pro ect's demolition activities ould consume relatively minor uantities of electricity and fuel, particularly as the Project would be temporary. Electricity consumed during demolition of the existing building and installation of the landscape buffer would be temporary and would cease upon the completion. All construction and demolition equipment would meet applicable fuel efficiency standards.

The Project does not have an operational component and therefore would not have an operational demand for energy, with the exception of a limited amount of electricity for sprinklers to water the landscape buffer. The Project would not result in the wasteful, inefficient, and unnecessary consumption of energy resources.

XII. Statement of Overriding Considerations

The EIR identifies unavoidable significant impacts that would result from implementation of the Project. PRC Section 21081 and CEQA Guidelines Section 15093(b) provide that when a decision of a public agency allows the occurrence of significant impacts that are identified in the EIR, but are not at least substantially mitigated to an insignificant level or eliminated, the lead agency must state in writing the reasons to support its action based on the EIR and/or other information in the record. The State CEQA Guidelines require, pursuant to CEQA Guidelines Section 15093(b), that the decision-maker adopt a Statement of Overriding Considerations at the time of approval of a project if it finds that significant adverse environmental effects have been identified in the EIR that cannot be substantially mitigated to an insignificant level or be eliminated. These findings and the Statement of Overriding Considerations are based on the documents and materials that constitute the record of proceedings, including, but not limited to, the Final EIR and all technical appendices attached thereto.

Based on the analysis in Sections IV.B and IV.D of the Environmental Impact Analysis, of the Draft EIR, implementation of the Project would result in significant impacts to cultural resources (historical resources) and land use and planning (conflict with plans) that cannot be feasibly mitigated attributable to the demolition of an HCM.

Accordingly, the City adopts the following Statement of Overriding Considerations. The City recognizes that significant and unavoidable impacts would result from implementation of the project. Having (i) adopted all feasible mitigation measures, (ii) rejected as infeasible the alternatives to the project discussed above, (iii) recognized all significant, unavoidable impacts, and (iv) balanced the benefits of the pro ect against the pro ect's significant and unavoidable impacts the City hereby finds that each of the pro ect's benefits listed belo out eigh and override the significant unavoidable impacts relating to the demolition of an HCM.

The below stated reasons summarize the benefits, goals and objectives of the Project, and provide the detailed rationale for the benefits of the Project. These overriding considerations of economic, social, aesthetic, and environmental benefits for the Project justify adoption of the Project and certification of the completed EIR. Each of the listed project benefits set forth in this Statement of Overriding Considerations provides a separate and independent ground for the City's decision to approve the project despite the project's identified significant and unavoidable environmental impacts. 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 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.

General **Findings**.

1. The City finds that the EIR was prepared in compliance with CEQA and the CEQA Guidelines. The City finds that it has independently reviewed and analyzed the EIR for the project, that the Draft EIR which was circulated for public review reflected its independent judgment and that the Final EIR reflects the independent judgment of the City.

2. The EIR evaluated the following potential project and cumulative environmental impacts: air quality, cultural resources, greenhouse gas emissions, land use and planning, noise, transportation and traffic, and tribal cultural resources, alternatives, and other CEQA considerations. Additionally, the EIR considered, in separate sections, Significant Irreversible Environmental Changes and Growth Inducing Impacts. The significant environmental impacts of the project and the alternatives were identified in the EIR.

3. The City finds that the EIR provides objective information to assist the decision makers and the public at large in their consideration of the environmental consequences of the project. The public review periods provided all interested jurisdictions, agencies, private organizations, and individuals the opportunity to submit comments regarding the Draft EIR. The Final EIR was prepared after the review periods and responds to comments made during the public review periods.

4. The City evaluated comments on environmental issues received from persons who reviewed the Draft EIR. In accordance with CEQA, the City prepared written responses describing the disposition of significant environmental issues raised. The Final EIR provides adequate, good faith and reasoned responses to the comments. The City reviewed the comments received and responses thereto and has determined that neither the comments received nor the responses to such comments add significant new information regarding environmental impacts to the Draft EIR. The Lead Agency has based its actions on full appraisal of all viewpoints, including all comments received up to the date of adoption of these findings, concerning the environmental impacts identified and analyzed in the EIR.

5. The Final EIR documents changes to the Draft EIR. Having reviewed the information contained in the Draft EIR, the Final EIR, and the administrative record, as well as the requirements of CEQA and the CEQA Guidelines regarding recirculation of Draft EIRs, the City finds that there is no new significant impact, substantial increase in the severity of a previously disclosed impact, significant new information in the record of proceedings or other criteria under CEQA that would require additional recirculation of the Draft EIR, or that would require preparation of a supplemental or subsequent EIR. Specifically, the City finds that:

    The Responses to Comments contained in the Final EIR fully considered and responded to comments claiming that the project would have significant impacts or more severe impacts not disclosed in the Draft EIR and include substantial evidence that none of these comments provided substantial evidence that the project would result in changed circumstances, significant new information, considerably different mitigation measures, or new or more severe significant impacts than were discussed in the Draft EIR.

    The City has thoroughly reviewed the public comments received regarding the project and the Final EIR as it relates to the project to determine whether under the requirements of CEQA, any of the public comments provide substantial evidence that would require recirculation of the EIR prior to its adoption and has determined that recirculation of the EIR is not required.

    None of the information submitted after publication of the Final EIR, including testimony at the public hearings on the project, constitutes significant new

information or otherwise requires preparation of a supplemental or subsequent EIR. The City does not find this information and testimony to be credible evidence of a significant impact, a substantial increase in the severity of an impact disclosed in the Final EIR, or a feasible mitigation measure or alternative not included in the Final EIR.

The mitigation measures identified for the project were included in the Draft EIR and Final EIR. The final mitigation measures for the project are described in the Mitigation Monitoring Program (MMP). Each of the mitigation measures identified in the MMP is incorporated into the project. The City finds that the impacts of the project have been mitigated to the extent feasible by the mitigation measures identified in the MMP.

6. CEQA requires the Lead Agency approving a project to adopt a MMP or the changes to the project which it has adopted or made a condition of project approval in order to ensure compliance with the mitigation measures during project implementation. The mitigation measures included in the EIR as certified by the City and revised in the MMP as adopted by the City serve that function. The MMP includes all of the mitigation measures and project design features adopted by the City in connection with the approval of the project and has been designed to ensure compliance with such measures during implementation of the project. In accordance with CEQA, the MMP provides the means to ensure that the mitigation measures are fully enforceable. In accordance with the requirements of Public Resources Code Section 21081.6, the City hereby adopts the MMP.

7. The custodian of the documents or other materials which constitute the record of proceedings upon which the City decision is based is the City of Los Angeles, Department of City Planning.

8. The City finds and declares that substantial evidence for each and every finding made herein is contained in the EIR, which is incorporated herein by this reference, or is in the record of proceedings in the matter.

9. The City is certifying an EIR for, and is approving and adopting findings for, the entirety of the actions described in these Findings and in the EIR as comprising the project.

10. The EIR is a project EIR for purposes of environmental analysis of the project. A project EIR examines the environmental effects of a specific project. The EIR serves as the primary environmental compliance document for entitlement decisions regarding the project by the City and the other regulatory jurisdictions.

INFORMATION BULLETIN / PUBLIC – BUILDING CODE
REFERENCE NO.: Effective: 01-01-2023
DOCUMENT NO.: P/BC 2023-149 Revised:
Previously Issued As: P/BC 2020-149

PROCEDURE FOR PROCESSING "ERROR OR ABUSE OF DISCRETION" APPEALS OF LADBS ACTIONS TO THE BOARD OF BUILDING AND SAFETY COMMISSIONERS

This Information Bulletin provides the procedure for processing requests for Modification of Building Ordinances (Request for Modification) and, subsequently, appeals alleging error or abuse of discretion by the Los Angeles Department of Building and Safety (LADBS) concerning the City of Los Angeles Building Code (LABC) or other items within the powers of the Board of Building and Safety Commissioners (BBSC) as granted by LAMC 98.0403.1(b). Such appeals shall be filed in accordance with procedures outlined in LAMC Section 98.0403.2.

LADBS staff uses the following guidelines to process appeals filed under LAMC 98.0403.2:

1. PROCESSING FEES

The customer shall complete the Request for Modification Form and provide the request to the LADBS staff member along with exhibits and any pertinent information for the request. The LADBS staff member's supervisor will determine the processing fees pursuant to LAMC Section 98.0403.2(a) and refer the customer to cashier with (3) copies. Processing fees are $130.00 for the first item and $39.00 for each additional item, plus $208.00 for two (2) hours of research. For complex requests requiring more than two (2) hours of research, an additional research fee may be imposed.

Note: At satellite offices where cashiers are not available, the appellant may leave a check or money order made out to the City of Los ngeles for the appropriate amount L DBS shall process the application and send a copy with receipt of payment to the appellant.

2. DETERMINATION

The L DBS Staff member's supervisor shall make a determination to grant grant ith conditions, or deny the Request for Modification and provide said information to the customer. If dissatisfied ith the supervisor's interpretation, the customer can file an appeal under LAMC Section 98.0403.2(b).

LAMC Section 98.0403.2(b). appeals shall be submitted to the Chief Inspector, Building Civil Engineer and above in charge of the office where the determination was made. (The term Manager shall be used hereinafter to describe this senior staff position.)

If the Manager determines that LADBS neither erred nor abused its discretion in making the determination, and the appellant wishes formally to initiate the appeal process, the Manager shall provide the required Supplemental Application for Appeals Form (Appeal Form) and

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

instruct the appellant how to complete the form.

The appellant must itemize the grounds for the appeal, along with applicable LAMC sections, on the Appeal Form. The Request for Modification Form and any evidence supporting the appeal, such as photographs and correspondence should be submitted as an attachment to the appeal form.

No additional information will be accepted by the Department after the appeal form has been submitted unless a new appeal form is filed and applicable fees are paid.

3. **REVIEW OF** APPEAL **FORMS** AND **FEE FOR WRITTEN REPORT**

The Manager shall review the appeal package for completeness. If the Manager determines that the form and all attachments clearly state the grounds for the appeal and cannot be approved administratively, the Manager shall complete the fees portion on page two of the Request for Modification form as outlined in LAMC Section 98.0403 (b) and refer the customer to cashiers with (3) copies. Filling fees are based on the subject of the request as set forth in Tables 4A or 4B plus $104.00 for (1) hour of research.

4. **ROUTE ORIGINAL** APPEAL PA**CK**AGE

After the fees are paid, the appellant shall return the original appeal package and a copy of the paid request for modification form to the Manager. The Manager shall ensure that the appellant's original appeal package is hand delivered to the Commission Office. The Commission staff shall log the appeal by assigning a case number, creating a case file and assigning the case to the responsible manager.

5. **WRITTEN DETERMINATION**

The Manager assigned to the case shall prepare a report and presentation setting forth the justifications and findings for L DBS's determination, specifically addressing the appellant's issues. The report shall be completed within 60 days from the date of the appeal's submittal and the item shall be scheduled for the next available BBSC hearing date. For complex requests, additional time may be required to complete the report.

6. **NOTIFICATION OF PUBLIC HEARING**

When the appeal is scheduled for a hearing before the BBSC, the Commission staff shall notify the appellant through a written notice at least ten days prior to the date of the hearing. The notice shall be given by email or U.S. mail.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

REQUEST FOR MODIFICATION OF BUILDING ORDINANCES

UNDER AUTHORITY OF L.A.M.C. SECTION 98.0403

PERMIT APP. #:	DATE:	**For City Dept. Use Only** Building Zoning Grading Shoring Mech. Elec. Plumb. Green D.A. Misc.
JOB ADDRESS:		
Tract:	Block: Lot:	
Owner:	Petitioner:	
Address:	Address:	
City State Zip Phone	City State Zip Phone	

REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY) | CODE SECTIONS:

JUSTIFICATION (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)

Owner/Petitioner Name (Print) _____ (Signature) _____ Position _____

FOR CITY DEPARTMENT'S USE ONLY BELOW THIS LINE

Concurrences required from the following Department(s)			Approved	Denied
☐ Los Angeles Fire Department	Print Name_____	Sign_____	☐	☐
☐ Public Works Bureau of Engineering	Print Name_____	Sign_____	☐	☐
☐ Department of City Planning	Print Name_____	Sign_____	☐	☐
☐ Department of County Health	Print Name_____	Sign_____	☐	☐
☐ Other _____	Print Name_____	Sign_____	☐	☐

DEPARTMENT ACTION

☐ GRANTED ☐ DENIED

Reviewed by: (Staff) (Print) _____ *Sign* _____ *Date* _____

Action taken by: (Supervisor) (Print) _____ *Sign* _____ *Date* _____

NOTE: IN CASE OF DENIAL, SEE PAGE #2 OF THIS FORM FOR APPEAL PROCEDURES

CONDITIONS OF APPROVAL (Continued on Page 2):

For Cashiers Use Only
(PROCESS ONLY WHEN FEES ARE VERIFIED)

(DEPARTMENT USE ONLY)

FEES

Appeal Processing Fee.. (No. of Items) =	1	X $130 + $39/addl	= 130.00
Inspection Fee ..... (No of Insp.) =		X $ 84.00	=
Research Fee ... (Total Hours Worked) =	2	X $104.00	= 208.00
Subtotal			= 338.00
Development Services Center Surcharge		X .03	= 10.14
Systems Development Surcharge		X .06	= 20.28
Total Fees			= 368.42

Fees verified by:

Print and Sign _____

Permit App #:	Job Address:

CONDITIONS OF APPROVAL (Continued from Page 1)

CITY OF LOS ANGELES
BOARD OF BUILDING AND SAFETY/DISABLED ACCESS
COMMISSION APPEAL FORM

(Must be Attached to the Modification Request Form, Page 1)

AFFIDAVIT – LADBS BOARD OF BUILDING AND SAFETY COMMISSIONERS RESOLUTION NO. 832-93

I, _____ do state and swear as follows:
(Print or Type Name of the Person Signing this Form)

1. The name and mailing address of the owner of the property (as defined in the resolution 832-93) at _____ as shown on the appeal application (LADBS Com 31) are correct, and
2. The owner of the property as shown on the appeal application will be made aware of the appeal and will receive a copy of the appeal.

I declare under PENALTY OF PERJURY that the forgoing is true and correct.

O ner's ame(s) _____ _____
(Please Type or Print) (Please Type or Print)

O ner's Signature(s) _____ (T o Officers' Signatures Re uired for Corporations)
(Please Sign)

Name of Corporation _____ _____
(Please Print Name of Corporation) (Please Type or Print)

Dated this _____ day of _____ 20_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT----------SIGNATURE(S) MUST BE NOTARIZED

State of CALIFORNIA County of _____ on _____

before me, _____, personally appeared _____,
Name, Title of Officer (e.g. Jane Doe, Notary Public) Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument in person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. **I certify under** PENALTY **OF** PERJURY **under** the **laws of** the **State of California** that the **foregoing is true and correct**.

WITNESS my hand and official seal. Signature _____

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

APPEAL OF DEPARTMENT ACTION TO THE BOARD OF BUILDING AND SAFETY COMMISSIONERS/DISABLED ACCESS APPEALS COMMISSION

_____ _____
pplicant's ame pplicant's Title

_____ _____
Signature Date

FEES (DEPARTMENT USE ONLY)

Board Fee ..... (No. of Items)	1	X $354 +$215/addl	=	354.00
Inspection Fee ..... (No of Insp.) =		X 84.00	=	0.00
Research Fee ... (Total Hours Worked) =	2	X 104.00	=	208.00
Subtotal			=	562.00
Development Services Center Surcharge		X .03	=	16.86
Systems Development Surcharge		X .06	=	33.72
Total Fees			=	612.58

Fees verified by:

Print and Sign _____

For Cashiers Use Only
(PROCESS ONLY WHEN FEES ARE VERIFIED)

SUPPLEMENTAL APPLICATION FOR APPEALS

TYPE OF APPEAL:

- ☐ BUILDING CODE APPEAL
- ☐ ZONING CODE APPEAL
- ☐ INSPECTION / CODE ENFORCEMENT APPEAL

PROJECT TYPE:

- ☐ ONE OR TWO FAMILY RESIDENTIAL
- ☐ MULTI-FAMILY RESIDENTIAL
- ☐ COMMERCIAL/INDUSTRIAL

PERMIT APPLICATION:		
ADDRESS:		ZIP:
TRACT:	BLK:	LOT:
OWNER NAME:	OWNER ADDRESS:	ZIP:

APPLICATION INFORMATION:

NAME:	ADDRESS:	ZIP:
EMAIL:	APPLICANT SIGNATURE:	DATE:

ISSUES:	VIOLATION:	CODE SECTION:
1.		
2.		
3.		

- ❖ FOR ADDITIONAL ISSUES, ATTACH TO THIS APPLICATION
- ❖ ATTACH ALL APPLICABLE EXHIBITS AND EVIDENCE TO THIS APPLICATION

SUPPLEMENTAL APPLICATION FOR APPEALS

ISSUES:	VIOLATION:	CODE SECTION:
4.		
5.		
6.		
7.		
8.		
9.		

Attachment B

Civil Service Class Specifications

Attachment B-1

BINH PHAN, Permit and Engineering Bureau Chief

Note: Most recent available as of 07/20/2025 from City Personnel Office Website

CITY OF LOS ANGELES
CIVIL SERVICE COMMISSION

CLASS SPECIFICATION
POSTED JUNE 1999

05-15-98 **STRUCTURAL ENGINEERING ASSOCIATE, 7957**

Summary of Duties: Performs professional structural engineering work in the preparation or checking of designs, plans, specifications, estimates, and reports for a variety of structures; and does related work.

Distinguishing Features: Structural Engineering Associate I is the normal entry level to the class. Employees at this level usually have little, if any, experience or special training. They initially perform the less complex professional engineering work under close supervision while learning and assisting in a variety of routine duties. As employees become more experienced, they may work independently and may be responsible for one or more large projects. Positions at this level are designated as three-year temporary training positions under Civil Service Rule 5.30. Employees with two years of full-time City experience as a Structural Engineering Associate I and an Engineer-in-Training (EIT) Certificate, would automatically move to the Structural Engineering Associate II level.

Employees at the Structural Engineering Associate II level perform journey level Structural engineering work requiring a broad knowledge of structural engineering skills. Individuals at this level usually work independently, receiving instructions in general terms, and may be responsible for one or more major City Projects having a wide impact and significant cost. Employees may serve as a lead over a small group of lower level employees.

Employees at the Structural Engineering Associate III level may supervise, or may serve as a lead over a small group of employees, or as a project manager or project engineer involved in work that is technically complex and requires considerable experience, skill and engineering knowledge. Two years of full-time paid, professional experience at the level of Structural Engineering Associate II and registration as a professional engineer with the California State Board of Registration for Professional
Engineers is required for advancement to this level.

Employees at the Structural Engineering Associate IV level are non-supervisory technical experts, who shall maintain the skills and expertise necessary to remain at the higher paygrade level. They may conduct extensive research into new technical developments and evaluate their suitability for City use, may prepare

standards for technical design, may develop and conduct training for other employees about new procedures and techniques, or may act as an internal consultant to other employees or on very difficult issues. These positions are designated by Department Management according to the Department's needs. Some positions require registration as a professional engineer with the California State Board of Registration for Professional Engineers, as determined by department management.

Example of Duties: A Structural Engineering Associate:

- checks and may supervise a group of employees who checks, plans for residential and commercial structures for conformance to the City Building Code, zoning ordinances, and applicable state laws;
- may use computer generated calculations to review or conduct analyses of plans involving varying structural systems;
- checks plans for health, fire, and life safety requirements for the varied uses of buildings;
- enforces zoning regulations;
- reviews building and grading permit applications and issues permits;
- answers questions pertaining to Building Code and zoning requirements at a public counter;
- may review and approve soils engineering reports and plans for grading operations;
- may be required to prepare reports and make presentations before City commissions or Council Committees;
- may be required to train other engineering employees in the application of the Building Code, zoning ordinance, State laws, new engineering developments and construction practices;
- trains, and may supervise a small group of employees in the preparation of designs, plans, specifications, quality assurance plans, conceptual and detailed cost estimates, budgetary and authorization for expenditure documents, requisitions to order materials, schedules, EIR's, and negative declarations to EIR's, and other reports necessary for the construction, maintenance and operation of a wide variety of concrete, masonry, steel, metal and timber structures;
- performs dynamic analysis of structures including equipment and equipment support systems;
- administers fabrications and construction contracts;
- prepares feasibility studies, preliminary design, and layouts for proposed structures and facilities;

- advises contractors and construction inspectors on structural problems arising during construction;
- investigates and recommends repair of structural damage or deterioration to existing facilities;
- evaluates wharves and structures for crane, railroad, or other overloads and determines adequacy of structures for proposed loading;
- may act as project engineer, or advises and assists project engineers and construction supervisors on structural engineering problems;
- performs contract administration of engineering consultant contracts for Public Works projects;
- prepares and negotiates change orders with contractors on Public Works construction projects;
- checks and reviews plans submitted by private engineers or developers for structures in the public right-of-way in conformance to City standards and policies;
- provides inspections and makes recommendations for maintenance and repair of City bridges in conformance with California Department of Transportation requirements;
- interprets designs and specifications for construction forces;
- personally performs or assists in the supervision of implementation of quality control/quality assurance activities on construction of all types of structures;
- performs quality control functions for materials used on construction projects, including fabricated assemblies;
- rejects or reports materials which do no meet specifications;
- inspects and makes recommendations regarding the maintenance and strengthening of existing buildings of archaic construction;
- inspects and investigates manufacturing plants prior to the awarding of contracts to determine the adequacy of staff and plant facilities to meet contract requirements;

Example of Duties (cont.):

- performs job administration functions including obtaining permits, contract bid evaluations, and job cost and scheduling control;
- may interpret or clarify assignments and outlines procedures for subordinates, including engineering personnel employed through the use of personal services contracts;
- reviews completed work for conformation to recognized standards and feasibility of construction, as well as for completeness and accuracy;
- reviews project status, initiates changes and provides advice and assistance to engineering and construction personnel;
- prepares plans and calculations for dredging projects;
- recommends corrosion control measures for metal wharves and steel piles;
- may supervise or assist in supervising a large drafting unit engaged in

preparing design drawings for a wide variety of structural and architectural projects;

May occasionally be assigned to other duties for training purposes or to meet technological changes or emergencies.

Qualifications: Incumbents must have the following knowledges and abilities:

Knowledges of:

- the principles of structural engineering, including recognized standards, as applied to the preparation or checking of designs, plans, specifications, and estimated for reinforced concrete, masonry, steel, and timber structures, and drafting
- the sources of engineering information;
- engineering mathematics;
- field survey and construction practices;
- engineering mechanics and of mechanics of materials.

The ability to:

- apply engineering principles to the solution of specific problems;
- apply the basic fundamentals of computer aided design and drafting;
- deal tactfully and effectively with employees and the public;
- communicate effectively both orally and in writing;
- prepare clear and comprehensive technical reports, charts and graphs.

Persons with disabilities may be able to perform the essential duties of this class with reasonable accommodation. Reasonable will be evaluated on an individual basis and depend, in part, on the specific requirements for the job, the limitations related to the disability, and the ability of the hiring department to accommodate the limitation.

Minimum Requirements:

Graduation from a school of engineering in a recognized four-year college or university with a degree in engineering which includes at least 12 semester units or 18 quarter units of structural engineering courses, or possession of a valid Engineer-in-Training Certificate issued by the California State Board of Registration of Professional Engineers is required.

License: A valid California driver's license may be required.

As provided in Civil Service Commission Rule 2.5 and Section 4.55 of the Administrative Code, this specification is descriptive, explanatory and not restrictive. It is not intended to declare what all of the duties, responsibilities, and required qualification of any position shall be.

Note: Most recent available as of 07/20/2025 from City Personnel Office Website

11-16-90 **BUILDING CIVIL ENGINEER, 7244**

Summary of Duties: A Building Civil Engineer plans, organizes, and directs the work of an engineering group checking plans, designs and specifications for a variety of buildings for compliance with the Los Angeles City Building Code, Planning and Zoning Code, and the State Building Codes for energy conservation and building access by the physically disabled. A Building Civil Engineer performs professional civil engineering work when checking plans for the more complex buildings and making special engineering studies. Incumbents use sound supervisory rules and techniques to build and maintain an effective staff and satisfy affirmative action responsibilities, and does related work.

Distinguishing Features: A Building Civil Engineer normally supervises an engineering group which checks plans, designs, and specifications for structural as well as non-structural criteria on a variety of buildings. A Building Civil Engineer personally directs or performs the more difficult work or has overall responsibility for a project and uses considerable independent judgment in carrying it out.

A Building Civil Engineer determines what is to be done, personally supervises the most difficult parts of the work, and delegates work to subordinates. As a bona fide supervisor, a Building Civil Engineer performs the full range of supervisory activities including: disciplining employees, taking care of grievances, rating employee performance, and approving time-off requests.

The classes of Building Civil Engineer and Civil Engineer are different because:

* A Civil Engineer supervises employees preparing plans, designs, and specifications for bridges, sewage treatment plants, and other public construction projects.
* A Building Civil Engineer supervises employees checking structural, civil, and architectural plans to enforce the building, planning and zoning, energy, grading, and handicapped codes and regulations for private as well as public construction.
* A Building Civil Engineer does forensic analysis of buildings after structural failures or disasters.

The classes of Building Civil Engineer and Structural Engineer are different because:

* A Structural Engineer must be registered as a Structural Engineer with the California State Board of Registration for Professional Engineers in order to have the legal authority to be in responsible charge to perform structural engineering work.
* A Structural Engineer supervises an engineering group preparing or checking designs, plans, and specifications for a variety of structures to ensure structural integrity and code compliance of the planned structure.
* A Building Civil Engineer supervises an engineering group checking designs, plans, and specifications to enforce the building, planning and zoning, energy, grading, and handicapped codes and regulations.

Examples of Duties: A Building Civil Engineer:

* Supervises an engineering group which checks plans, designs, and specifications for a variety of buildings in low-rise commercial and residential developments in areas such as fire safety, zoning, grading, disabled access, and energy conservation. This includes new construction, alterations, and additions to existing buildings.
* Makes recommendations on Department zoning enforcement policies in areas such as demolitions, heights of buildings, and land uses.
* Approves the ending of building covenants and agreements.
* Reviews proposed zoning code ordinances and State laws and writes Department position papers.
* Gives employees equal employment/affirmative action information.

* Selects, orients, assigns, trains, counsels, and disciplines employees using job-related criteria.
* Helps employees prepare for promotion as described in the City's Affirmative Action Program.
* May check plans, designs, and specifications for the more complex buildings.
* May be a supervisor or advisor in a semi-structural or non-structural engineering job such as code research and development or coordinating construction plan processing from beginning to end.
* May meet with engineers, architects, and contractors about a proposed building or about problems with projects under construction to see how to meet the codes and regulations.

Sometimes may do other work for training purposes or to meet technological changes or emergencies.

Qualifications: Incumbents must have the following knowledges and abilities:

A good knowledge of:
* The recognized methods and practices used in structural engineering to check plans, designs and specifications for a variety of structures.
* Engineering mechanics and the mechanics of materials.
* The City Building Code, the Planning and Zoning Code, and the State Codes for energy conservation, handicapped access, and grading regulations.
* Common sources of engineering knowledge.
* Supervisory principles and practices including: planning, delegating, and controlling the work of employees.
* Techniques for counseling, disciplining, training, instructing, and motivating employees.
* Techniques for evaluating employee work performance.
* Procedures for handling grievances.
* Supervisory responsibility for EEO/AA as set forth in the City's Affirmative Action Program.
* Effective safety principles and practices.

A working knowledge of:
* memoranda of understanding as they apply to employees.

A general knowledge of:
* City personnel rules, policies, and procedures.

The ability to:
* Prepare and analyze comprehensive technical reports.
* Plan, layout, and direct the work of a group of employees.
* Coordinate the work of an engineering group with an overall program.
* Establish and maintain a work environment to enhance both employee morale and productivity.
* Apply sound supervisory principles and techniques.

* Fulfill supervisory affirmative action responsibilities as indicated in the City's Affirmative Action Program.
* Deal tactfully and effectively with employees and the public.

Minimum Requirements: Four years of full-time paid professional engineering experience in the use and application of the Los Angeles City Building Code, Planning and Zoning Code, and State regulations in areas such as, but not limited to, energy conservation, handicapped access, grading, zoning, and fire safety. Two years of this experience must be full-time paid experience at the level of Structural Engineering Associate.

Registration: A Building Civil Engineer must be registered as a Civil Engineer with the California State Board of Registration for Professional Engineers.

License: A valid California driver's license may be required.

Physical Requirements: A person in this class must be able to lift at least five pounds and sometimes over fifteen pounds. He/she must have good speaking and hearing abilities and good eyesight.

Persons with medical limitations may, with reasonable accommodations, be capable of performing the duties of some of the positions in this class. Such determination must be made on an individual basis in light of the person's limitations, the requirements of the position, and the appointing authority's ability to effect reasonable accommodations to the person's limitations.

As provided in Civil Service Commission Rule 2.5 and Section 4.55 of the Administrative Code, this specification is descriptive, explanatory, and not restrictive. It is not intended to declare what all of the duties and responsibilities of any position shall be.

City of Los Angeles

ASSISTANT DEPUTY SUPERINTENDENT OF BUILDING 4219

SALARY	$131,898.00 - $203,955.00 Annually	**LOCATION**	CITY OF LOS ANGELES, CA
JOB TYPE	FULL-TIME	**JOB NUMBER**	4219 P 2024/04/05 R
DEPARTMENT	Building & Safety	**OPENING DATE**	04/05/2024
CLOSING DATE	4/18/2024 11:59 PM Pacific		

DUTIES

ANNUAL SALARY

$131,898 to $192,847 and $139,499 to $203,955

NOTES:

1. Annual salary is at the start of the pay range. The current salary range is subject to change. Please confirm the starting salary with the hiring department before accepting a job offer.
2. Candidates from the eligible list are normally appointed to vacancies in the lower pay grade positions.

An Assistant Deputy Superintendent of Building plans, organizes and directs or assists in directing the activities of a bureau, division, or district office which is responsible for enforcement of City building, grading, zoning, mechanical, electrical, plumbing, elevator, and pressure vessel ordinances and State mandates such as disabled access and green regulations; the prevention, elimination and correction of hazardous substandard conditions in existing commercial, industrial and residential structures; or the administration of resource management support services. An Assistant Deputy Superintendent of Building also applies sound supervisory principles in the management and monitoring of subordinate supervisors and staff; effectively handles day-to-day operations and urgent matters; continuously enhances operations; fulfills equal employment opportunity responsibilities; and acts in the absence of the Deputy Superintendent of Building.

REQUIREMENT(S)/MINIMUM QUALIFICATION(S)

1. Four years of full-time paid experience with the City of Los Angeles in a class at the level of Building Civil Engineer, with responsibility for one or more of the following:
   a. Supervising the operations of plan check or building research units; or
   b. Supervising the operations of a grading, geology or soils unit; or
2. Eighteen months of full-time paid experience with the City of Los Angeles in a position at the level of Building Civil Engineer II: or
3. Three years of full-time paid experience in a class at the level of Principal Inspector with the City of Los Angeles, Department of Building and Safety, in any of the following inspection disciplines: building, building mechanical,

electrical, plumbing, heating and refrigeration, elevators, pressure vessels, or any combination thereof.

PROCESS NOTES

1. Applicants who lack six months or less of the required experience may file for this examination. However, they cannot be appointed until the full experience requirement is met.
2. Some positions may require a valid California driver's license. Candidates may not be eligible for appointment to these positions if their record within the last 36 months reflects three or more moving violations and/or at-fault accidents, or a conviction of a major moving violation (such as DUI).
3. Registration as a Civil, Electrical or Mechanical Engineer with the State Board of Registration for Professional Engineers may be required for some positions prior to appointment.
4. Some positions may require one of the following:

   a. ICC Certification as Combination Dwelling Inspector, Plumbing Inspector, Mechanical Inspector, Building Inspector, or Electrical Inspector, or as a plan examiner for Electrical, Mechanical, or Building Codes; **or**

   b. IAPMO certification as Plumbing Inspector or Mechanical Inspector; **or**

   c. National Fire Protection Association Certification (NFPA) as Electrical Inspector; **or**

   d. National Inspection Testing and Certification (NITC) as Fire Sprinkler Inspector; **or**

   e. Certified Competent Conveyance Inspector certification issued by the California Division of Occupational Safety and Health; **or**

   f. Certificate of Competency to inspect boiler and pressure vessels issued by the State of California; **or**

   g. National Board Commission from the National Board of Boiler and Pressure Vessel Inspectors; **or**

   h. CA Residential Combination Inspector Certified by ICC; **or**

   i. California Commercial Building Inspector certified by ICC; **or**

   j. Certified Electrical Inspector Master (CEI-M) certified by International Association of Electrical Inspectors (IAEI).

WHERE TO APPLY & APPLICATION DEADLINE

Applications will only be accepted on-line. **When you are viewing the on-line job bulletin of your choice, simply scroll to the top of the page and select the "Apply" icon.** On-line job bulletins are also available at https://www.governmentjobs.com/careers/lacity/promotionaljobs for Promotional Examinations.

NOTE:
Applicants are urged to apply early to ensure you have time to resolve any technical issues you may encounter.

Applications must be received by THURSDAY, APRIL 18, 2024

SELECTION PROCESS

Examination Weight:

Job Simulation Exercise. . . . . .Advisory
Interview 100%

The examination will consist of an on-line advisory job simulation exercise and an interview. In the interview, the following competencies may be evaluated: Judgment and Decision Making; Supervision; Interpersonal Skills; Written Communication; Process Improvement; Program Responsibility; Community Relations; Job Knowledge, including knowledge of: the principles related to land use, plan check, and permitting; materials used in construction as they relate to permits issued by the Department of Building and Safety for building, plumbing, electrical, pressure vessel, elevator, heating, ventilating, and air conditioning permits; inspection and investigation techniques, including field work policies

and procedures; Los Angeles City Building, Plumbing, Mechanical, Electrical, Elevator, and Green Codes; applicable county, State, and federal rules and regulations related to grading, zoning, heating, ventilation, air conditioning, fire life safety, refrigerating, and pressure vessel standards; legal implications involved in the enforcement of the various Codes administered by the Department of Building and Safety sufficient to defend the application of codes in the event of legal claims; programs related to the rehabilitation of substandard structure; and other necessary skills, knowledge, and abilities.

Additional job analysis information can be obtained by going to https://personnel.lacity.gov/jobs/job-analyses.cfm and clicking on Competencies under Assistant Deputy Superintendent of Building.

Prior to the interview, candidates will be required to complete an advisory job simulation exercise, which will consist of a written technical problem related to the duties and responsibilities of an Assistant Deputy Superintendent of Building. This job simulation exercise material will not be separately scored, but will be presented to the interview board for discussion with the candidate and for consideration in the overall evaluation of the candidate. Those who do not complete the advisory job simulation exercise will not be invited to the interview and will be considered to have failed the entire examination. To be considered complete, the advisory job simulation exercise must include a substantive response for each question or problem included in the advisory job simulation exercise for which a candidate is required to provide an answer. Please note that candidates must complete the advisory job simulation exercise and meet the minimum qualifications as stated on this bulletin in order to be considered further in the examination process.

The advisory job simulation exercise will be administered on-line. Candidates invited to participate in the examination will receive an e-mail from the City of Los Angeles outlining the specific steps on how to complete the on-line advisory job simulation exercise. Candidates will be required to complete the on-line advisory job simulation exercise between **MONDAY, MAY 13, 2024 and MONDAY, MAY 20, 2024.** Additional instructions will be sent via e-mail. Candidates who fail to complete the advisory job simulation exercise as instructed may be disqualified.

Candidates will be notified by e-mail of the date, time, and location of the interviews, which may be held in Los Angeles or on-line. It is anticipated that interviews will begin during the period of **JUNE 17, 2024 to JUNE 28, 2024**.

NOTES:

1. This examination is based on a validation study.
2. Appointment to this position is subject to a one-year probationary period as provided by Section 1011 of the Los Angeles City Charter.
3. As a covered entity under the Fair Employment and Housing Act and Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodations to ensure equal access to its programs, services, and activities. To request a disability accommodation, please complete the Disability Accommodation Form within 14 calendar days of the submittal of the City application. The Disability Accommodation Form can be obtained at http://per.lacity.org/exams/verify_disability.pdf (Download PDF reader).
4. Applications are accepted subject to review to ensure that minimum qualifications are met. Candidates may be disqualified at any time if it is determined that they do not possess the minimum qualifications stated on this bulletin.
5. A final average score of 70% is required to be placed on the eligible list.
6. You must have received a regular appointment to a City position or be on a reserve list to file on a promotional basis.
7. Seniority credit at the rate of 0.10 of a point for each year of continuous City service in those City classes which provide qualifying experience for this position will be added to the weighted test score of each promotional

candidate. A maximum of one point will be added to the score of the candidate.

8. If in accordance with the Rule of Three Whole Scores all applicants are eligible for appointment consideration, the examination will consist entirely of an evaluation of candidates' City employment application by Personnel Department staff to ensure that the minimum qualifications have been met.
9. In accordance with Civil Service Rule, Sec. 4.24, review periods may be combined. Candidates in the examination process may file protests as provided in Sec. 4.20, 4.22, 4.23 as applicable and within the required timeframe; however, the Personnel Department may respond to and resolve protests prior to the establishment of the eligible list.

THIS EXAMINATION IS TO BE GIVEN ONLY
ON AN INTERDEPARTMENTAL PROMOTIONAL BASIS

The City of Los Angeles does not discriminate on the basis of race, religion, national origin, sex, age, marital status, sexual orientation, gender identity, gender expression, disability, creed, color, ancestry, medical condition (cancer), or Acquired Immune Deficiency Syndrome.

Employer
City of Los Angeles

Address
700 East Temple Street, Room 100

Los Angeles, California, 90012

Phone
213-473-9311

Website
http://per.lacity.org

ASSISTANT DEPUTY SUPERINTENDENT OF BUILDING 4219 Supplemental Questionnaire

*QUESTION 1

To be PROPERLY AND PROMPTLY notified of the status of my application, I UNDERSTAND that I MUST provide on my City application, the following information:

-Working E-mail address
-Telephone Number
-Official social security number

I UNDERSTAND that I MUST provide a working email address on my application where I will receive notifications regarding the status of my application and the selection process.

I UNDERSTAND that important information regarding the status of my application and the selection process will only be sent via E-MAIL to the email address I provided.

I UNDERSTAND that it is MY RESPONSIBILITY to ensure that the email address I provided is a working email and that I will check my email regularly to ensure I receive any communication as it relates to the examination promptly.

I UNDERSTAND that the City of Los Angeles Personnel Department is NOT RESPONSIBLE for any lost or redirected emails and that it is MY RESPONSIBILITY to add info@governmentjobs.com to my email contact list to avoid email

CITY OF LOS ANGELES – DEPARTMENT OF BUILDING AND SAFETY

CHIEF, CODE ENFORCEMENT BUREAU

(Deputy Superintendent of Building I)

This position is exempt from Civil Service*

Annual Salary: $138,184 – 196,606

Duties:

As a key senior management level position in Los Angeles Department of Building and Safety (LADBS), the Code Enforcement Bureau Chief reports directly to the General Manager and the Executive Officer. This position manages all of the operations of the Department's Code Enforcement Bureau (CEB) which is comprised of nearly 200 employees (including, inspectors, supervisors, managers and support staff). The CEB Chief is responsible for planning, directing and coordinating the activities of the Department's code enforcement functions designed to prevent and remove blight throughout the City which include, Vacant Building Abatement, Commercial and Residential Complaint and Referral, Sign Enforcement, Off-Site Sign Periodic Inspection Program, Annual Inspection Monitoring Program (AIM), Pro-Active Code Enforcement (PACE), and the Local Enforcement Agency that handles monitoring and enforcement of the City's landfills and transfer sites. The Bureau Chief is also responsible for preparing the operational budget, a variety of statistical reports and recommending bureau policies and solutions to problems.

Desires Qualifications:

Applicants should possess a minimum of one year of full time paid management experience equivalent to the level of Assistant Deputy Superintendent of Building in the City of Los Angeles and have been involved in code enforcement, inspection, building permit and/or plan check. Experience should include managing a large occupationally diverse staff in the planning, design, and implementation of work programs, budgets, financial strategies, policies, and procedures. The applicant should have knowledge and clear understanding of the Los Angeles Municipal Code pertaining to the Zoning Code, Building Code, etc. and other City Ordinances relating to private property land use.

Applicants for this position should demonstrate a thorough working knowledge of and experience with the principles, methods, and techniques required for the effective administration of a full service permitting, inspection and code enforcement program, including the following:

- The ability to optimize the utilization of personnel and other resources in accomplishing the Department's goals.
- Ability to rapidly assess an escalating and problematic situation and take actions to mitigate the risks to the Department/City and resolve the issues at hand. The ability to identify and analyze potential problems and develop innovative and practical solutions to problems.

- The ability to establish and maintain effective working relationships with a variety of elected officials, City departments, offices, bureaus, and Council offices, as well as outside agencies, organizations, and the public.

To Apply:

Electronic submittals are required. Interested applicants should immediately submit a resume, cover letter, and three work-related references (include name, job title, affiliation, and telephone number) to:

City of Los Angeles Personnel Department

Attn: Leonard Torres – Executive Recruitment

Email: per.execsearch@lacity.org

(Note: When e-mailing your application material, the subject line should reflect your Name and the Job Title you are applying for.)

Questions can be referred to Leonard Torres at (213) 473-9394 or Janell Ishii Hata at (213) 473-9393

In order to be considered, resumes must include:

- Position title and employment dates;
- Name of organization;
- Organization structure (narrative statement and organization chart showing the date, size, and scope of activities and functions for which you are/were responsible and the relationships of these activities and functions to other departments/bureaus/divisions within the organization);
- Brief description of your responsibilities, including program formulation and implementation; and operation control and direction; and
- Brief description of your management experience related to the above-stated Duties and Requirements.

APPLICATION DEADLINE

The filing period will close on
Friday, **September 9, 2016, at 4:00 p.m.**

Only the most qualified individuals will be invited to participate in the next phase of the selection process which will include in-person interviews and may include a brief writing exercise.

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* This position is intended to be hired exempt from civil service meaning it is an at-will position. The incumbent will not accrue any civil service tenure, contractual employment rights or due process rights. The incumbent may be removed, without any finding of cause by the appointing authority. Such removal would not be reviewable or appealable.

Attachment B-2

KEN BERNSTEIN
Principal City Planner

Note: Most recent available as of 07/20/2025 from City Personnel Website

09-16-83

PRINCIPAL CITY PLANNER, 7946

Summary of Duties : Directs the work of a major division of the City Planning Department, and does related work.

Distinguishing Features : A Principal City Planner is responsible for directing all phases of activity in a major division in the Planning Department which includes several groups of professional, technical, and clerical employees. Under general direction an employee of this class plans, lays out, coordinates, and reviews the multiple facets of the work involved. A Principal City Planner normally receives assignments in terms of general objectives, and the completed work is evaluated on the basis of results obtained. An employee of this class represents the City at conferences and meetings with other jurisdictions and organizations concerned with the development, implementation and administration of the City general plan. Employees of this class may act for their supervisors when so designated.

Summary of Duties : Plans, lays out, directs, reviews, and coordinates the work of professional, technical and clerical employees in a major division of the City Planning Department; directs the preparation and maintenance of the City General Plan and specific plans for the future growth and development of the City, including data compilation and analysis, field surveys, citizen participation, environmental assessment, and identification and analysis of alter- natives, long, intermediate, and short-range plans for land use, circulation, recreation, schools, public facilities, environment and related elements; prepares or reviews reports and recommendations and submits them to the Director of Planning and the City Planning Commission for approval; assists in coordinating the programs and activities of a division with other divisions of the City Planning Department and those of other City departments and governmental agencies; presents and directs presentation of tentative plans at public meetings;

Directs office and field work required for the implementation of the City General Plan; directs, reviews, and coordinates the work of hearing examiners concerned with the holding of public hearings and making studies, and field work investigations and zoning matters including applications for changes of zone, specific plans, conditional uses, and building lines and supplemental use districts; reviews reports and recommendations of hearing examiners and other subordinates and presents them to the City Planning Commission; supervises the work of the Secretary City Planning Commission; directs the preparation of recommended changes in the zoningordinances and reports on emergency studies that require immediate action or recommendation; directs the review and approval of proposed locations and land acquistions for public buildings and facilities or for other public use, including streets and highways; may direct the work of branch offices giving information to, and accepting various

applications from the public; investigates and makes recommendations on unusually complex or difficult zoning matters.

Directs, coordinates, and reviews the development and application of mathematical models capable of being run in a computer and their possible utilization in a combined simulation of actual situations; directs the systems analysis, computer programming, and computer simulation of models; directs the systems design for data acquisition and implementation of an automated information base consisting of all the data necessary for the planning and operational functions of the Department, including the elements of establishment, maintenance, and use of a series of automated files covering a wide range of environmental, social, economic, and physical data within appropriate geographical identifications; directs research analysis necessary for comprehensive planning on such subjects as population and economic trends, land use, transportation, and social conditions, utilizing the latest economic and social research techniques, including the principles and techniques of operations research such as descriptive statistics, sampling, correlation and regression analysis, linear programming, and factor analysis;

Interviews and makes recommendations concerning the employment of professional City planning personnel; assists in preparation of the annual budget of the City Planning Department; directs the maintenance of records and the preparation of work programs for the division; acts for the City Planning Officer, Deputy Director of Planning, or Director of Planning during their absence as assigned; and may occasionally be assigned to other duties for training purposes to meet technological changes or emergencies.

Qualifications : A good knowledge of the principles, practices, techniques, and purposes of City planning and urban design including the development and maintenance of a comprehensive general plan and its legal implementation; a good knowledge of the planning process including the place of planning in the decision making process and the steps in the planning process; a good knowledge of the principles, techniques, and sources of information applicable to the collection, analysis, and presentation of data pertaining to City planning; a good knowledge of supervision and coordination as they relate to the direction of a planning function; a good knowledge of economic and social research and statistical techniques; a good knowledge of the principles of administration and organization relating to the direction of a major planning division; a good knowledge of physical City development, including theory of City form, land use, transportation, utilities, and shelter; a working knowledge of the techniques of systems analysis and operations research such as mathematical modeling and simulation, descriptive statistics, sampling, correlation and regression analysis, linear programming and factor analysis; a working knowledge of techniques in citizen participation; a working knowledge of environmental analysis and preparation of Environmental Impact Reports; a working knowledge of state and federal laws and procedures applicable to urban renewal; a

general knowledge of City personnel rules, employee relation laws, regulations, and policies; the ability to supervise the preparation of clear and concise reports, sound recommendations, and adequate supporting data and special exhibits; the ability to visualize and formulate general and specific plans; the ability to plan, direct, coordinate, and review the work of a group of pro- fessional, subprofessional, and clerical employees engaged in several different City planning operations; the ability to speak effectively before various groups and in presenting reports and recommendations to governmental agencies; and the ability to deal tactfully and effectively with staff, other department employees, personnel of other agencies, public officials, and the public.

Two years of experience as a Senior City Planner or in a class which is at least at that level in urban planning or zoning is required.

Appointment to this class is subject to a one-year probationary period as provided in Section 109 of the City Charter.

Physical Requirements : Strength to perform average lifting of less than 5 pounds and occasionally over 15 pounds; good speaking and hearing ability; and good eyesight.

Persons with certain handicaps may be capable of performing the duties of some of these positions. Such determination must be made by the medical examiner on an individual basis.

> As provided in Civil Service Commission Rule 2.5 and Section 4.55 of the Administrative Code, this specification is descriptive, explanatory and not restrictive. It is not intended to declare what the duties of any position shall be.

Attachment B-3

MINDY NGUYEN
Senior City Planner

Note: Most recent available as of 07/20/2025 from City Personnel Website

09-16-83

SENIOR CITY PLANNER, 7947

Summary of Duties : Supervises the work of a large specialized section engaged in professional City planning activities; and does related work.

Distinguishing Features : A Senior City Planner supervises the work of a large specialized section of the City Planning Department involved in a particular major phase of general plan, subdivision and parcel map, or zoning and public hearings work. Assignments usually outline general objectives and work is evaluated on results attained. Guidance is received through City Planning Commission requests and policies, and through conferences with, and instructions from supervisors. Employees of this class may act for their superiors in accordance with standing directives or as specifically assigned.

Examples of Duties : Supervises, plans, coordinates, and reviews the work of a large specialized section of the City Planning Department; reviews the development, preparation, and updating of long, intermediate, and short range zoning and other plans for the City as a whole and for smaller areas and districts; supervises investigations, public hearings, and report preparation on specific planning and zoning matters; supervises the preparation of reports, recommendations, maps, and special exhibits for presentation to the City Planning Commission, Board of Zoning Adjustments, City Council, and other governmental and civic organizations; reviews or supervises the review of proposed zone changes and variances, subdivisions, parcel and private street maps, and other matters for their effect on the City general plan; reviews and recommends approval of proposed locations and land acquisitions for public buildings and facilities or for other public use including streets and highways; supervises field and office work required to prepare land use studies and maps, central City studies, and general plans for the location of fire stations, schools, and recreation and other public facilities; supervises planning research activities which involve designing and implementing automated information systems and the use of color computer graphics equipment; assures that the work of the section is in agreement with the policies and interests of other sections and divisions of the department, acts for a Principal City Planner when so designated;

Represents the City Planning Department at conferences with other governmental agencies, City departments, and private organizations; speaks before civic, community, governmental, and professional groups to explain and advise on planning and zoning matters; participates in staff conferences; prepares preliminary section budget requests; maymake recommendations on the employment or promotion of professional and subprofessional personnel; and may occasionally be assigned to other duties for training purposes or to meet technological changes or emergencies.

Qualifications : A good knowledge of the principles, practices, techniques, and purposes of City planning and urban design including the development and maintenance of a comprehensive general plan and its legal implementation; a good knowledge of the planning process including how planning fits into decision making, and steps in the planning process; a good knowledge of citizen participation techniques; a good knowledge of legal background and tools of planning; a good knowledge of environmental assessment techniques and the preparation of Environmental Impact Reports; a good knowledge of the principles of supervision and coordination as they relate to the direction of a planning function; a good knowledge of safety principles and practices; a working knowledge of laws and regulations related to equal employment opportunity and affirmative action; a working knowledge of physical city development, including theory of City form, land use, transportation, utilities, and shelter; a good knowledge of computer and systems analysis applications to city planning operations research such as math models and simulation, decription statistics, sampling, correlation and regression analysis, linear programming and factor analysis; a working knowledge of human problems as they relate to planning; a general knowledge of state and federal laws and procedures applicable to urban renewal; a general knowledge of City personnel rules policies and procedures; a general knowledge of memoranda of understanding as they apply to subordinate personnel; the ability to supervise the preparation of clear and concise reports, sound recommendations, and adequate supporting data and special exhibits; ability to visualize and formulate general plans for City development in specific or general areas; ability to plan, direct, coordinate, and review the work of a group of professional, subprofessional, and clerical employees engaged in several different City planning operations; ability to speak effectively before professional and civic groups, public gatherings, and in presenting reports and recommendations to governmental agencies; and the ability to deal tactfully and effectively with personnel of other agencies, public officials, other employees and the public.

Two years of experience as a City Planner or in a class which is at least at that level in professional urban planning; or four years of experience as a City Planning Associate or in a class which is at least at that level in professional urban planning is required.

Physical Requirements : Strength to perform average lifting of less than five pounds and occasionally over 15 pounds; and good speaking and hearing ability.

Persons with handicaps may be capable of performing the duties of some of the positions in this class. Such determination must be made by the medical examiner on an individual basis.

As provided in Civil Service Commission Rule 2.5 and Section 4.55 of the Administrative Code, this specification is descriptive, explanatory and not restrictive. It is not intended to declare what the duties and responsibilities of any

position shall be.

Attachment B-4

MELISSA JONES
City Planner

Note: Most recent available as of 07/20/2025 from City Personnel Website

Form PDES 8

THE CITY OF LOS ANGELES

CIVIL SERVICE COMMISSION

CLASS SPECIFICATION

6/24/88

CITY PLANNER, 7944

Summary of Duties: Performs professional level planning work by researching, studying, surveying, illustrating and reporting on urban and community planning problems; performs complex City planning work involving the preparation of studies, research and reports in the areas of community planning work involving the preparation of studies, research and reports in the areas of community planning, City-wide planning, environmental planning, transportation planning, and land use administration and zoning administration; plans, supervises, coordinates, and reviews such work; and does related work.

Distinguishing Features: A City Planner performs responsible professional city planning work and exercises considerable independent judgment and discretion in supervising small groups of professional and sub professional City planning employees working on specific phases of plan effectuation or ajar segments of general planning. An employee of this class may report to a Senior City Planner, and Associate Zoning Administrator, or a Principal City Planner. The work is assigned in general terms that outline the type of project and the desired general characteristics. An employee of this class is responsible for the technical and professional soundness of the results. The work is reviewed for adherence to objectives and policies and the soundness of the recommendations.

Example of Duties:

- Plans, supervises, coordinates, and reviews the work of a unit engaged in a particular phase of general plan or plan effectuation work;
- Supervises office and field work required to study, recommend changes and conditions and approve subdivision and tract maps filed with the City Planning Department;
- Personally prepares reports of more difficult or unusual projects;
- Makes field and office investigations, conducts public hearings, and prepares reports on requests for changes in zoning, conditional use requests, and the establishment of private streets and building lines;
- Oversees the operation of design review boards;
- Supervises the preparation of reports and recommendations on the review and approval of proposed locations and land acquisitions for public buildings and facilities;
- Supervises fields and office work required to prepare land use studies, supporting data and maps, General Plan elements, specific plans, special district studies, and special area studies;
- Supervises the preparation of reports, recommendations, maps, and special exhibits for presentation to the City Planning Commission and other governmental and civic organizations;
- Supervises a branch office of the City Planning Department;
- Advises and assists applicants for zone variances and conditional uses, particularly in the

case of citizens referred by the Department of Building and Safety;
- Provides planning ad zoning information of all kinds to subdivides, builders, property owners, other City departments, and the public;
- Represents the City Planning Department at conferences with other City departments, governmental agencies, and organizations;
- Speaks to civic, community, governmental, and professional groups to explain planning, zoning and urban design matters;
- Makes recommendations on the employment or promotion of professional and sub professional personnel;
- Supervises the maintenance of maps and records;
- Fulfills supervisory responsibilities as set forth in the City's Affirmative Action Plan;
-
- May occasionally be assigned to other duties for training purposes or to meet technological changes or emergencies.

Qualifications

Knowledge of:

A good knowledge of:
- Principles, practices, techniques, and purposes of city planning;
- Principles and techniques involved in the development and maintenance of a comprehensive general city plan;
- Principles, techniques, and sources of information applicable to the collection, compilation, analysis, and presentation of data pertaining to city and general planning;
- Local, State, and Federal Laws, City Charter provisions, court cases and legal precedents relating to planning, urban renewal and redevelopment;
- Principles and techniques of personnel management, supervision, and organization applicable to supervising a group of professional, sub professional, and clerical employees.

A working knowledge of:
- Accepted practices and local and applicable State laws relating to zoning, land subdivision and control, and land use;
- Current trends in local, State, and Federal planning and legislation affecting city planning;
- Safety principles and practices:
- Accepted standards for locating streets and highways, recreational, educational, protective, and other public facilities, and industrial, commercial and residential areas;
- Principles and practices of civil and transportation engineering, architecture, landscape architecture, urban design, and municipal administration applicable to city and general planning;
- Terminology, principles, techniques, and sources of information applicable to the collection, compilation of plans and presentations for urban renewal and redevelopment projects;
- Organization of the City and the functions of its various departments;
- Laws and regulations related to equal employment opportunity and affirmative action;

- City personnel rules, policies and procedures.

Ability to:

- Maintain cooperative relationships with other City departments, governmental agencies, and civic and professional organizations;
- Deal tactfully and effectively with personnel of other agencies, public officials, other employees, and the public;
- Conduct field surveys and investigations;
- Plan, coordinate, supervise, and conduct field surveys and investigations;
- Collect, interpret, and analyze data pertinent to city planning and to prepare clear and concise reports;
- Understand, interpret and apply socioeconomic data;
- Supervise or personally perform the collection, interpretation, and analysis of data pertinent to city planning and prepare clear and concise reports, sound recommendations, and adequate data and special exhibits;
- Formulate general plans for City development in specific or general areas;
- Supervise a small number of professional and sub professional employees;
- Conduct public hearings which may involve complex problems and conflicting interests;
- Speak clearly, forcefully, and effectively before professional and civic groups, public gatherings, and in presenting reports and recommendations to governmental agencies.

Requirements: Two years of full-time paid professional experience as a City Planning Associate or in a position which is at least at that level and which has provided two years of full-time paid professional experience in urban planning or zoning is required.

One year of graduate study in urban planning or a closely related field with completion of at least 24 semester units or 36-quarter units, or registration as a landscape architect or architect may be substituted for up to one year of the required experience.

License: A valid California driver's license and good driving record may be required.

Physical Requirements: Strength to perform average lifting of less than 5 pounds and occasionally over 15 pounds; arm and hand dexterity necessary to use drafting instruments; good speaking and hearing ability; and good eyesight, including normal color perception.

Persons with disabilities may be able to perform the essential duties of this class with reasonable accommodation. Reasonable accommodation will be evaluated on an individual basis and depend, in part, on the specific requirements for the job, the limitations related to the disability, and the ability of the hiring department to reasonably accommodate the limitations.

As provided in Civil Service Commission Rule 2.5 and Section 4.55 of the Administrative Code, this specification is descriptive, explanatory and not restrictive. It is not intended to declare what all of the duties,

responsibilities, and required qualifications of any position shall be.

Attachment C

Email Communications

Attachment C-1

Email Communication

09-11-2024

Faruk Sezer, Building Civil Engineer

Re: Time Sensitive ... ENV-2019-6645-EIR; 11973 San Vicente Boulevard Project; Proposed Demolition of The Barry Building Historical Cultural Monument (HCM) #887 ...

From: Faruk Sezer (faruk.sezer@lacity.org)

To: ziggykruse2005@yahoo.com

Date: Wednesday, September 11, 2024 at 09:32 AM PDT

Hi Ziggy,

The Planning Commission held a meeting last Thursday, and we are now awaiting their determination or recommendation letter. We expect this letter to be issued either this week or early next week. Once we receive the letter, the Los Angeles Department of Building and Safety (LADBS) will begin the process of certifying the Environmental Impact Report (EIR).

The format of this certification is still undecided, as LADBS has not issued one in the past. We will need to determine whether it will be a formal document that I act upon or a letter signed by upper management. After the Planning Commission's letter is issued, I will coordinate with our city attorney and the city planning attorney to understand the correct format for certifying the EIR. This certification is the first part of the process.

Once the EIR is certified, the applicant must seek clearance approval. The Planning Department typically has a six-month timeframe to act on this clearance. Approval of the Statement of overriding will occur later as a the second part, after the Planning Department has acted on the clearance. Additionally, keep in mind that the Planning Commission may request an additional six-month period through the City Council to act on the clearance.

In addition to historic clearance we are planning to add another clearance for " approval of statement of overriding" so that we can act on it(approve or deny) and an applicant has means to appeal the decision of LADBS.If " approval of statement of overriding" clerance is denied by LADBS then you can appeal it through LADBS Board of Building and Safety commision for our decision.

Thank you.

***I will be out of office on every other MONDAY;
*****We strive to answer all emails within 48 hours.**

Faruk Sezer, MS, PE, CASp, I.C.C
Building Civil Engineer
Government and Community Relations
Los Angeles Department of Building and Safety
201 N. Figueroa St. Room 1080A
Los Angeles, CA 90012
213.482.0093
For general Zoning and Building code questions, please refer to our call center - 311 or (213) 473-3231. Also, for additional information you may visit our website at: LADBS.org and Continuity of Operations for LADBS

> On Mon, Sep 9, 2024 at 10:29 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:
>
> Hello Mr. Sezer:
>
> This is a quick follow up to our email to you from Friday, September 6, 2024. That email is part of this email communication.
>
> Mindy Nguyen from Planning told us that you will be the person

Certifying the EIR and Adopting the Statement of Overriding Considerations (SOC) for the Barry Building Demolition Project Case No. ENV-2019-6645-EIR.

In addition to timely notification of each event, please also provide a time-line of the same events for the Barry Building:

- **Certification of the EIR:** When will the EIR be certified?
- **Adoption of Statement of Overriding Considerations:** When will the Statement of Overriding Considerations be adopted?
- **Notice of Determination (NOD):** for Certification of the EIR. When will the NOD be issued?
- **Project Approval:** When will the project be approved?
- **Clearance of the Demolition Permit:** When will all the clearances be issued for the Demolition Permit? And what are the outstanding clearances?
- **LADBS Board Hearing:** Will this item be scheduled for a LADBS Board of Commissioners meeting and if so when? Will the LADBS Board also be approving the SOC?
- **What is the timeline for people to appeal the certification of the EIR?**
- **Cultural Heritage Commission (CHC):** Will the Barry Building Demolition Project go back to CHC? And if so: When will that be?

Since this is a time sensitive matter, timely answers to these questions will be appreciated as we do not want to miss any deadlines to exhaust our administrative remedies .

Please provide a response from you by no later than the end of day on Wednesday, September 11, 2024.

Thank you.

Sincerely,
Ziggy and Robert Blue

----- Forwarded Message -----
From: Bob Blue <bob.blue@live.com>
To: Faruk Sezer <faruk.sezer@lacity.org>
Cc: Ziggy Kruse <ziggykruse2005@yahoo.com>; Corin L Kahn, Esq. <clkesq@outlook.com>; veronica.lopez@lacity.org <veronica.lopez@lacity.org>; Mindy Nguyen <mindy.nguyen@lacity.org>; Melissa Jones <melissa.jones@lacity.org>; Hydee Feldstein-Soto <hydee.feldsteinsoto@lacity.org>
Sent: Friday, September 6, 2024 at 07:26:23 PM PDT
Subject: Case No: ENV-2019-6645-EIR; 11973 San Vicente Boulevard Project; Proposed Demolition of The Barry Building Historical Cultural Monument (HCM) #887

Subject: Case No: ENV-2019-6645-EIR
11973 San Vicente Boulevard Project
Proposed Demolition of The Barry Building, Historical Cultural Monument (HCM) #887

Hello Mr. Sezer,

Welcome back from your time off.

This email is in regard to case # **ENV-2019-6645-EIR**, the proposed demolition of The Barry Building HCM #887.

Please provide the requested notification for the actions listed below no later than one business day after the date of each action taken by LABDS:

- **Certification of the EIR**
- **Notice of Determination (NOD)** for Certification of the EIR
- **Project Approval**
- **Adoption of Statement of Overriding Considerations**
- **Clearance of the Demolition Permit**

Please send these notifications to:

Corin L. Kahn,Esq: clkesq@outlook.com

Ziggy Kruse Blue: ziggykruse2005@yahoo.com

Robert Blue: bob.blue@live.com

Please let me know that you have received this email and that you will add us to the list for interested persons regarding the above.

Thank you,
Robert Blue

Attachment C-2

Email Communication

06-30-2025

Veronica Lopez, LADBS Board Secretary

Re: TIME SENSITIVE ... Requesting your Assistance regarding LADBS' Appeals Form "INFORMATION BULLETIN / PUBLIC – BUILDING CODE REFERENCE NO.: Effective: 01-01-2023 DOCUMENT NO.: P/BC 2023-149"

From: Veronica Lopez (veronica.lopez@lacity.org)

To: ziggykruse2005@yahoo.com

Cc: bob.blue@live.com

Date: Monday, June 30, 2025 at 05:02 PM PDT

Good Afternoon Ziggy,

My phone's voicemail system has not been working for some time. I have notified our Technical Service Bureau and they are working on it. It appears to be a City wide issue.

Unfortunately, I do not have an example I can share as your appeal is the first of its kind.

The "Request for Modification of Building Ordinance" is the correct form for appeals. You must first complete page 1 of this form and provide supporting documents. The Department will then make the determination to grant, grant with conditions or deny the appeal.

You may appeal the Department determination to the Board of Building and Safety Commission. If you choose to, LADBS staff will charge Board fees on page 2 of this form and ask that you complete the "Supplemental Application for Appeals"
form and provide an appeal brief.

The code section you are appealing is LABC section 106.4.5. Refer to the attachment.

Please let me know if additional assistance is needed.

Regards,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
(213) 482-7429

Please note my Regular-Day-Off (RDO) is every other Friday.

For general Zoning and Building code questions, please refer to our call center at 311 or (213) 473-3231 to speak with an LADBS Call Center Engineer. Also, for additional information you may visit our website at dbs.lacity.gov

> On Mon, Jun 30, 2025 at 4:19 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:
>
> Hello Veronica:
>
> I hope that you are doing well and that you are ready to embrace the upcoming long weekend.

Also, I've tried reaching you by phone, but it just kept on ringing and never went anywhere, not even a voicemail.

Please provide an example of a filled out APPEAL FORM that we can use as a template for the Appeal of the 06-06-2025 Letter of Determination (LOD) from the Los Angeles Department of Building and Safety. I would like to receive this example by either end of day today, but no later than tomorrow 1:00 PM.

I am only asking for a "rush" response since the form that was provided as Attachment "B" with the LOD (dated 06-06-2025) does not appear to be appropriate for the Appeal. (see attached)

However, if there has been an appeal already filed for either this case, or any previous case related to LADBS certifying an EIR, please provide a copy of that filled out Appeal form.

Otherwise, please help us fill out the form so that it can be included with the Appeal before the looming deadline is passed.

I thank you in advance for your assistance regarding this time sensitive matter.

Sincerely,
Ziggy



section 106.4.5.pdf
181.5 kB

Email Communication

07-02-2025

Veronica Lopez, LADBS Board Secretary

Re: TIME SENSITIVE ... Requesting your Assistance regarding LADBS' Appeals Form "INFORMATION BULLETIN / PUBLIC – BUILDING CODE REFERENCE NO.: Effective: 01-01-2023 DOCUMENT NO.: P/BC 2023-149"

From: Veronica Lopez (veronica.lopez@lacity.org)

To: ziggykruse2005@yahoo.com

Cc: bob.blue@live.com

Date: Wednesday, July 2, 2025 at 02:25 PM PDT

Hi Ziggy,

I understand the urgency and hope to have an answer for you today.

Best,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
(213) 482-7429

Please note my Regular-Day-Off (RDO) is every other Friday.

For general Zoning and Building code questions, please refer to our call center at 311 or (213) 473-3231 to speak with an LADBS Call Center Engineer. Also, for additional information you may visit our website at dbs.lacity.gov

> On Wed, Jul 2, 2025 at 2:19 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:
>
> Hello Veronica:
>
> I am sorry for being so insistent on this, but considering that tomorrow is a "short" day for many employees in the City of LA as well as other offices, and Friday is a holiday (Fourth of July), I would like to receive the answer regarding the deadline to file the appeal as soon as possible.
>
> Thank you again for your help.
>
> Sincerely,
> Ziggy
>
> On Wednesday, July 2, 2025 at 11:19:30 AM PDT, Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:
>
> Hello Veronica:

Thank you for staying on top of this. I will keep an eye out for your email.

Sincerely,
Ziggy

On Wednesday, July 2, 2025 at 10:42:11 AM PDT, Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Morning Ziggy,

I will confirm with Mr. Binh Phan who issued the determination letter and get back to you shortly.

Regards,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
(213) 482-7429

Please note my Regular-Day-Off (RDO) is every other Friday.

For general Zoning and Building code questions, please refer to our call center at 311 or (213) 473-3231 to speak with an LADBS Call Center Engineer. Also, for additional information you may visit our website at dbs.lacity.gov

On Wed, Jul 2, 2025 at 10:12 AM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Hello Veronica:
>
> Thank you very much for your thorough response to my questions.
>
> Based on your statement, the public has until **July 11, 2025** to file the appeal? Is that correct?
>
> Please confirm as soon as possible. Thank you.
>
> Sincerely,
> Ziggy
>
> On Tuesday, July 1, 2025 at 07:46:24 AM PDT, Veronica Lopez <veronica.lopez@lacity.org> wrote:
>
> Good Morning Ziggy,
>
> See responses below:
>
> 1. The appeal to be filed, using the form provided with LADBS's 06-06-2025 LOD goes to the DEPARTMENT and not the Commissioners.
> Correct.

2. We only have to worry about the first of the form, but not fill out any subsequent pages, correct?
   Correct.

3. Once the DEPARTMENT makes its determination (one way or another), then the next appeal will go to the Board of Commissioners.
   Correct.

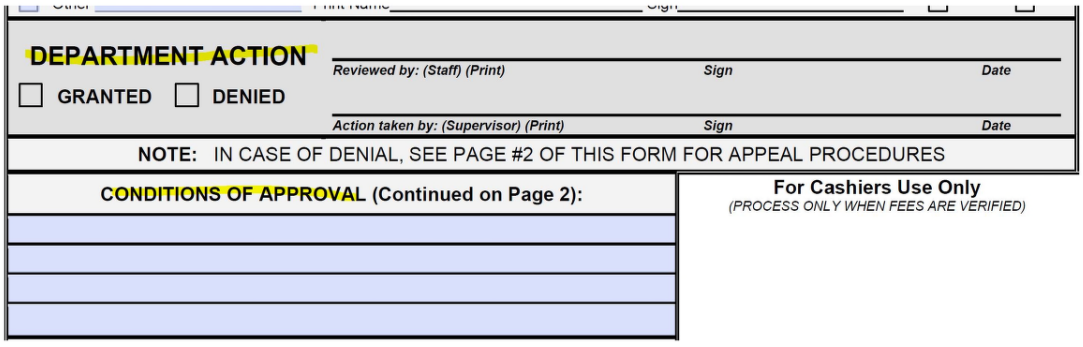
4. This brings me to this question:
   a. Do we have to file it again with all of the same supporting documents?
   b. Or will the department forward the appeal and tell us how much the fee is?

No, you do not need to file a new appeal. The Department will collect the Board fees on page 2, collect any additional supporting documents, ask you to complete the "Supplemental Application for Appeals" and forward the entire appeal package to the Commission Office.

5. The next questions that come with this truly new conundrum:
   a. Who in the Department will review the appeal?
   b. How long is the “review” period for Staff?
   c. Will the determination be provided in writing and HOW LONG does the appellant have to now continue with the Appeal to the Board of Commissioners?

The Permit and Engineering Bureau (PEB) will review the appeal and act on page 1 of the appeal form. Kindly email me your documents and I will forward them to the appropriate staff.

The length of the "review" period depends on the complexity of the appeal brief. The Department will not be providing a determination in writing, they will simply complete the "Department Action" & "conditions of approval" portion of the appeal form. Refer to image below:



DEPARTMENT ACTION

☐ GRANTED ☐ DENIED

Reviewed by: (Staff) (Print) *Sign* *Date*

Action taken by: (Supervisor) (Print) *Sign* *Date*

NOTE: IN CASE OF DENIAL, SEE PAGE #2 OF THIS FORM FOR APPEAL PROCEDURES

CONDITIONS OF APPROVAL (Continued on Page 2):

For Cashiers Use Only
(PROCESS ONLY WHEN FEES ARE VERIFIED)

You have 35 days from the date on the LOD to appeal the Department's determination to the Board.

Please let me know if you have any additional questions.

Thank you,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
(213) 482-7429

Please note my Regular-Day-Off (RDO) is every other Friday.

For general Zoning and Building code questions, please refer to our call center at 311 or (213) 473-3231 to

speak with an LADBS Call Center Engineer. Also, for additional information you may visit our website at dbs.lacity.gov

On Mon, Jun 30, 2025 at 5:21 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

Hello Veronica:

Thank you so much for your fast reply. I know how aggravating it can be when the voicemail does not work, especially since once email inbox (or in my case the TEXTS) will become the next best thing.

I was really hoping that there is an example "floating" around somewhere.

So, please correct me if I misunderstood something, but based on your email this is the line up of the next steps:

1. The appeal to be filed, using the form provided with LADBS's 06-06-2025 LOD goes to the DEPARTMENT and not the Commissioners.

2. We only have to worry about the first of the form, but not fill out any subsequent pages, correct?

3. Once the DEPARTMENT makes its determination (one way or another), then the next appeal will go to the Board of Commissioners.

4. This brings me to this question:
    a. Do we have to file it again with all of the same supporting documents?

    b. Or will the department forward the appeal and tell us how much the fee is?

5. The next questions that come with this truly new conundrum:
    a. Who in the Department will review the appeal?

    b. How long is the "review" period for Staff?

    c. Will the determination be provided in writing and HOW LONG does the appellant have to now continue with the Appeal to the Board of Commissioners?

I am sure that there are more questions to come, but considering that this is a Brand New Type of Appeal with a deadline approaching, these questions need to be answered as soon as possible.

Thank you again for your continued assistance with this.

Sincerely,
Ziggy

On Monday, June 30, 2025 at 05:02:42 PM PDT, Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Afternoon Ziggy,

My phone's voicemail system has not been working for some time. I have notified our Technical Service Bureau and they are working on it. It appears to be a City wide issue.

Unfortunately, I do not have an example I can share as your appeal is the first of its kind.

The "Request for Modification of Building Ordinance" is the correct form for appeals. You must first complete page 1 of this form and provide supporting documents. The Department will then make the determination to grant, grant with conditions or deny the appeal.

You may appeal the Department determination to the Board of Building and Safety Commission. If you choose to, LADBS staff will charge Board fees on page 2 of this form and ask that you complete the "Supplemental Application for Appeals"
form and provide an appeal brief.

The code section you are appealing is LABC section 106.4.5. Refer to the attachment.

Please let me know if additional assistance is needed.

Regards,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
(213) 482-7429

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>
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Please provide an example of a filled out APPEAL FORM that we can use as a template for the Appeal of the 06-06-2025 Letter of Determination (LOD) from the Los Angeles Department of Building and Safety. I would like to receive this example by either end of day today, but no later than tomorrow 1:00 PM.

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Otherwise, please help us fill out the form so that it can be included with the Appeal before the looming deadline is passed.

I thank you in advance for your assistance regarding this time sensitive matter.

Sincerely,
Ziggy

Email Communication

07-02-2025

Veronica Lopez, LADBS Board Secretary

Re: TIME SENSITIVE ... Requesting your Assistance regarding LADBS' Appeals Form "INFORMATION BULLETIN / PUBLIC – BUILDING CODE REFERENCE NO.: Effective: 01-01-2023 DOCUMENT NO.: P/BC 2023-149"

From: Veronica Lopez (veronica.lopez@lacity.org)

To: ziggykruse2005@yahoo.com

Cc: bob.blue@live.com

Date: Wednesday, July 2, 2025 at 03:23 PM PDT

Hi Ziggy,

It has been confirmed that you have until July 11th to file your appeal to the Board. Please note, this means you must pay the Board fees by this date.

Please let me know if you have any additional questions.

Thank you,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
(213) 482-7429

Please note my Regular-Day-Off (RDO) is every other Friday.

For general Zoning and Building code questions, please refer to our call center at 311 or (213) 473-3231 to speak with an LADBS Call Center Engineer. Also, for additional information you may visit our website at dbs.lacity.gov

> On Wed, Jul 2, 2025 at 2:26 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:
>
> Thank you!
>
> Sincerely,
> Ziggy
>
> On Wednesday, July 2, 2025 at 02:25:10 PM PDT, Veronica Lopez <veronica.lopez@lacity.org> wrote:
>
> Hi Ziggy,
>
> I understand the urgency and hope to have an answer for you today.
>
> Best,
>
> **Veronica Lopez**
> **Department of Building & Safety, City of Los Angeles**
> **Commission Office - Board Secretary**

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On Wednesday, July 2, 2025 at 10:42:11 AM PDT, Veronica Lopez <veronica.lopez@lacity.org> wrote:

> Good Morning Ziggy,
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> I will confirm with Mr. Binh Phan who issued the determination letter and get back to you shortly.
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   Correct.

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3. Once the DEPARTMENT makes its determination (one way or another), then the next appeal will go to the Board of Commissioners.
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4. This brings me to this question:
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The Permit and Engineering Bureau (PEB) will review the appeal and act on page 1 of the appeal form. Kindly email me your documents and I will forward them to the appropriate staff.

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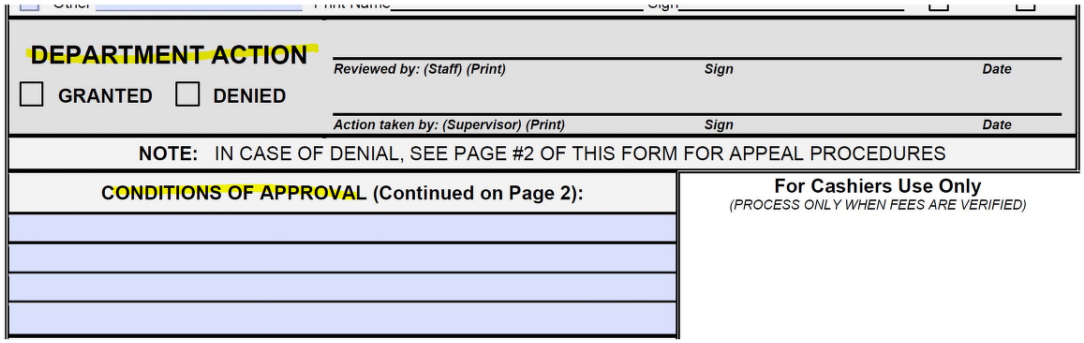

DEPARTMENT ACTION

☐ GRANTED ☐ DENIED

Reviewed by: (Staff) (Print) *Sign* *Date*

Action taken by: (Supervisor) (Print) *Sign* *Date*

NOTE: IN CASE OF DENIAL, SEE PAGE #2 OF THIS FORM FOR APPEAL PROCEDURES

CONDITIONS OF APPROVAL (Continued on Page 2):

For Cashiers Use Only
(PROCESS ONLY WHEN FEES ARE VERIFIED)

You have 35 days from the date on the LOD to appeal the Department's determination to the Board.

Please let me know if you have any additional questions.

Thank you,

Veronica Lopez
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> I was really hoping that there is an example “floating” around somewhere.

So, please correct me if I misunderstood something, but based on your email this is the line up of the next steps:

1. The appeal to be filed, using the form provided with LADBS's 06-06-2025 LOD goes to the DEPARTMENT and not the Commissioners.

2. We only have to worry about the first of the form, but not fill out any subsequent pages, correct?

3. Once the DEPARTMENT makes its determination (one way or another), then the next appeal will go to the Board of Commissioners.

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    c. Will the determination be provided in writing and HOW LONG does the appellant have to now continue with the Appeal to the Board of Commissioners?

I am sure that there are more questions to come, but considering that this is a Brand New Type of Appeal with a deadline approaching, these questions need to be answered as soon as possible.

Thank you again for your continued assistance with this.

Sincerely,
Ziggy

On Monday, June 30, 2025 at 05:02:42 PM PDT, Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Afternoon Ziggy,

My phone's voicemail system has not been working for some time. I have notified our Technical

Service Bureau and they are working on it. It appears to be a City wide issue.

Unfortunately, I do not have an example I can share as your appeal is the first of its kind.

The "Request for Modification of Building Ordinance" is the correct form for appeals. You must first complete page 1 of this form and provide supporting documents. The Department will then make the determination to grant, grant with conditions or deny the appeal.

You may appeal the Department determination to the Board of Building and Safety Commission. If you choose to, LADBS staff will charge Board fees on page 2 of this form and ask that you complete the "Supplemental Application for Appeals"
form and provide an appeal brief.

The code section you are appealing is LABC section 106.4.5. Refer to the attachment.

Please let me know if additional assistance is needed.

Regards,

Veronica Lopez
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> I hope that you are doing well and that you are ready to embrace the upcoming long weekend.
>
> Also, I've tried reaching you by phone, but it just kept on ringing and never went anywhere, not even a voicemail.
>
> Please provide an example of a filled out APPEAL FORM that we can use as a template for the Appeal of the 06-06-2025 Letter of Determination (LOD) from the Los Angeles Department of Building and Safety. I would like to receive this example by either end of day today, but no later than tomorrow 1:00 PM.
>
> I am only asking for a "rush" response since the form that was provided as Attachment "B" with the LOD (dated 06-06-2025) does not appear to be appropriate for the Appeal. (see attached)

However, if there has been an appeal already filed for either this case, or any previous case related to LADBS certifying an EIR, please provide a copy of that filled out Appeal form.

Otherwise, please help us fill out the form so that it can be included with the Appeal before the looming deadline is passed.

I thank you in advance for your assistance regarding this time sensitive matter.

Sincerely,
Ziggy

Email Communication

07-02-2025

Veronica Lopez, LADBS Board Secretary

Re: TIME SENSITIVE ... Requesting your Assistance regarding LADBS' Appeals Form "INFORMATION BULLETIN / PUBLIC – BUILDING CODE REFERENCE NO.: Effective: 01-01-2023 DOCUMENT NO.: P/BC 2023-149"

From: Veronica Lopez (veronica.lopez@lacity.org)

To: ziggykruse2005@yahoo.com

Cc: bob.blue@live.com

Date: Wednesday, July 2, 2025 at 05:15 PM PDT

Hi Ziggy,

My sincere apology if I have confused you. The appeal is a 2 part process. The first is the appeal to the department and 2nd is the board appeal that goes to the Commission. You must first appeal to the Department, if you are dissatisfied
with their determination, you can then appeal to the Board. Per the determination letter, it is this appeal that has the 35 day timeline.

You can file both appeals on July 11th if you prefer. What I was recommending was only a suggestion.

I will be taking a vacation day tomorrow and the City is closed on July 4th. I do not have any other planned vacation time.

Regards,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
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> On Wed, Jul 2, 2025 at 4:55 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:
>
> Hello Veronica:
>
> Thank you for the follow up.
>
> However, this is getting very confusing.
>
> Based on your email from today, is it now to be understood that the Appeal is due much sooner than July 11, 2025?
>
> In your 07/01/2025 email you stated that the appeal must be first filed

with the **Department and not the commission.** You also stated that we have 35-days from the **date on the LOD** to do so.

After Staff makes its determination the Appeal will go to the Commissioners.

The following questions are based on the Date on the LOD (06-06-2025):

If the Appeal (page 1 of the Form) and any supporting documents is emailed to you on July 11, 2025, how long will it take you to provide us with an invoice to pay the fee?

Based on your email from today, is it now to be understood that the Appeal is due much sooner than July 11, 2025?

If that is the case, then the public has been misled and given conflicting information throughout the entire process regarding filing an appeal.

Lastly, please let us know what days you will be in the office leading up to July 11, 2025.

Looking forward to hearing back from you soon.

Sincerely,
Ziggy and Bob

On Wednesday, July 2, 2025 at 04:30:44 PM PDT, Veronica Lopez <veronica.lopez@lacity.org> wrote:

Bob,

To meet the 35 days to file a Board appeal, the payment for the Board fees must be received by July 11th. I would suggest you submit as soon as possible to allow time for staff to review and process the department appeal, process the Board appeal and to avoid any possible hiccup.

Best,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
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On Wed, Jul 2, 2025 at 4:17 PM Bob Blue <bob.blue@live.com> wrote:

> Hello again Veronica,
>
> Based on the information you provided earlier, we were planning on submitting the package to you on July 11, 2025 to comply with the 35-days.
>
> Are we supposed to shorten the time of 35 days to file the appeal?
>
> Thank you,
> Bob & Ziggy

From: Veronica Lopez <veronica.lopez@lacity.org>
Sent: Wednesday, July 2, 2025 4:10 PM
To: Bob Blue <bob.blue@live.com>
Cc: Ziggy Kruse <ziggykruse2005@yahoo.com>
Subject: Re: TIME SENSITIVE ... Requesting your Assistance regarding LADBS' Appeals Form "INFORMATION BULLETIN / PUBLIC – BUILDING CODE REFERENCE NO.: Effective: 01-01-2023 DOCUMENT NO.: P/BC 2023-149"

Good Afternoon Bob,

Once the appeal forms are provided. I will email them to the Permit and Engineering Bureau for processing. They will determine the fees and email you a payment link.
When I send them the forms, I will be sure to notify them of the tight appeal timeline. When do you anticipate submitting?

Regards,

Veronica Lopez
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On Wed, Jul 2, 2025 at 3:51 PM Bob Blue <bob.blue@live.com> wrote:

> Hello Veronica,
>
> Thank you. And yes, we do have additional questions.
>
> Once we email you the appeal, how long does it take for us to be presented with an invoice to pay the fees?

And how will we be notified of the availability of the invoice so that we can pay it electronically?

Thank you,
Bob & Ziggy

From: Veronica Lopez <veronica.lopez@lacity.org>
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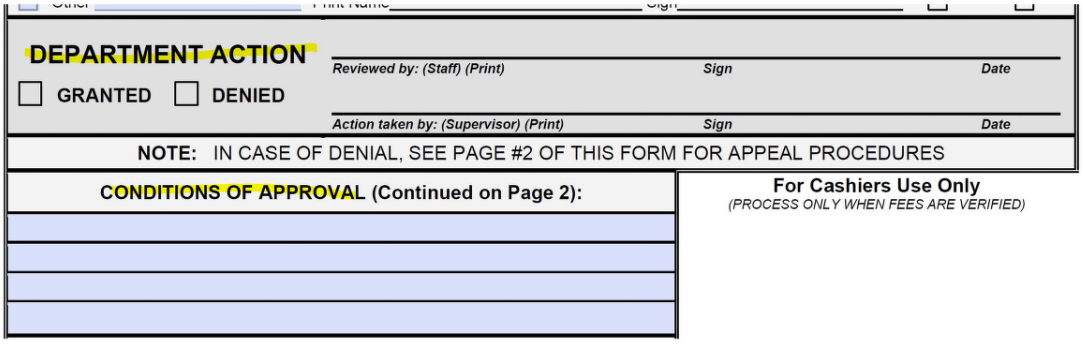

DEPARTMENT ACTION

☐ GRANTED ☐ DENIED

Reviewed by: (Staff) (Print) *Sign* *Date*

Action taken by: (Supervisor) (Print) *Sign* *Date*

NOTE: IN CASE OF DENIAL, SEE PAGE #2 OF THIS FORM FOR APPEAL PROCEDURES

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Please let me know if additional assistance is needed.

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Also, I've tried reaching you by phone, but it just kept on ringing and never went anywhere, not even a voicemail.

Please provide an example of a filled out APPEAL FORM that we can use as a template for the Appeal of the 06-06-2025 Letter of Determination (LOD) from the Los Angeles Department of Building and Safety. I would like to receive this example by either end of day today, but no later than tomorrow 1:00 PM.

I am only asking for a "rush" response since the form that was provided as Attachment "B" with the LOD (dated 06-06-2025) does not appear to be appropriate for the Appeal. (see attached)

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Otherwise, please help us fill out the form so that it can be included with the Appeal before the looming deadline is passed.

I thank you in advance for your assistance regarding this time sensitive matter.

Sincerely,
Ziggy

Attachment C-3

Email Communication

06-12-2025

Faruk Sezer, Building Civil Engineer

Outlook

Re: TIME SENSITIVE QUESTIONS ... Letter of Determination for the Demolition of the Building located at 11973 San Vicente Boulevard (Historic-Cultural Monument No. LA-887)

From Faruk Sezer <faruk.sezer@lacity.org>
Date Thu 6/12/2025 5:00 PM
To Ziggy Kruse <ziggykruse2005@yahoo.com>
Cc Bob Blue <bob.blue@live.com>; Hydee Feldstein-Soto <hydee.feldsteinsoto@lacity.org>

HI Ziggy,
Please see my responses below in red.

1. 1. **Timeline for Appeal of the Decision made by you and your office**
    a. **When does the Appeal period start**
    June 4, 2025
    b. **When does the Appeal period end**
    July 9, 2025

2. **What is the difference between the "Appeal to Board of Building & Safety Commissioners" and "CEQA Appeal"?**
   Appeal to the Board of Building and Safety Commissioners is an appeal to the Board of the DBS determination on the EIR, EIR findings and statement of overriding consideration. A "CEQA Appeal" refers to an appeal to the City Council of a decision of the Board and may only be taken if the Board upholds the decision of DBS certifying the EIR, adopting EIR findings, and adopting a statement of overriding considerations. The CEQA Appeal is available under LAMC Chapter 1A, Sec. 13B.11.1.F and may only be taken to the City Council after taking an appeal to the Board.

3. **Are both Appeals governed by the attached "Exhibit B"?**
   No, "Exhibit B" only applies to the appeal to the Board of Building & Safety Commissioners. In the event the Board of Building and Safety Commissioners upholds the DBS decision, instructions on how to file a CEQA appeal to the City Council will be sent with the letter of the Board's decision.
4. **Which Appeal needs to be filed first?**
   The appeal to the Board of Building & Safety Commissioners.

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
Click here to Check Permit Status
Click here to View Historical Records

On Thu, Jun 12, 2025 at 12:55 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Hello Faruk:
>
> Thank you for stepping in. However, we would prefer to receive your response by end of day today as this is a very time sensitive matter, with deadlines that are not clear.
>
> Looking forward hearing back from you soon.
>
> Sincerely,
> Ziggy

On Thursday, June 12, 2025 at 12:22:34 PM PDT, Faruk Sezer <faruk.sezer@lacity.org> wrote:

HI Ziggy,
This is Faruk from GCR/DBS
Moved Binh and Osama to Bcc.
I will try to get to you today or no later than tomorrow afternoon.

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

Click here to Check Permit Status
Click here to View Historical Records

On Thu, Jun 12, 2025 at 11:56 AM 'Ziggy Kruse' via LADBS GCR <ladbs.GCR@lacity.org> wrote:

> Hello Binh:
>
> Thank you for your response.
>
> However, since is this is a time sensitive matter, we (the community) would greatly appreciate if we can receive an answer to all questions by end of day today.
>
> Thank you.
>
> Sincerely,
> Ziggy

On Thursday, June 12, 2025 at 09:55:37 AM PDT, Binh Phan <binh.phan@lacity.org> wrote:

Hello Ziggy - I am copying our Government & Community Relations group to assist.

On Tue, Jun 10, 2025 at 11:05 AM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Good Morning, Mr. Phan:
>
> Please provide the information requested below in regard to the Letter of Determination (LOD) for the Demolition of the Building located at 11973 San Vicente Boulevard (Historic-Cultural Monument No. LA-887):
>
> 1. Timeline for Appeal of the Decision made by you and your office
>   a. When does the Appeal period start
>   b. When does the Appeal period end
>
> 2. What is the difference between the "Appeal to Board of Building & Safety Commissioners" and "CEQA Appeal"?
>
> 3. Are both Appeals governed by the attached "Exhibit B"?
>
> 4. Which Appeal needs to be filed first?
>
> Based on your expertise, please let us know what other Letters of Determinations the LADBS has issued since 2022.
>
> Considering that this is a time sensitive matter, and in order to protect the public's Right to due process, we respectfully request that you provide the above sought information as soon as possible, but no later than the end of day Wednesday, June 11, 2025.
>
> We thank you in advance for your help with this matter.

> Sincerely,
>
> Ziggy Kruse Blue and Bob Blue

--
For inquiries about the status of an RTI or permit issuance please email to: rti.ladbs@lacity.org.

For inquiries about the status of a plan check submittal please email to: pcsubmittal.ladbs@lacity.org.

For Soft-Story Retrofit questions, please call (213) 202-9924 or (213) 482-7638 and ask to speak with a supervisor or e-mail soft-storyretrofit@lacity.org.

Attachment D-1

06-06-2025 LOD's "Exhibit B"

INFORMATION BULLETIN / PUBLIC – BUILDING CODE
REFERENCE NO.: Effective: 01-01-2023
DOCUMENT NO.: P/BC 2023-149 Revised:
Previously Issued As: P/BC 2020-149

PROCEDURE FOR PROCESSING "ERROR OR ABUSE OF DISCRETION" APPEALS OF LADBS ACTIONS TO THE BOARD OF BUILDING AND SAFETY COMMISSIONERS

This Information Bulletin provides the procedure for processing requests for Modification of Building Ordinances (Request for Modification) and, subsequently, appeals alleging error or abuse of discretion by the Los Angeles Department of Building and Safety (LADBS) concerning the City of Los Angeles Building Code (LABC) or other items within the powers of the Board of Building and Safety Commissioners (BBSC) as granted by LAMC 98.0403.1(b). Such appeals shall be filed in accordance with procedures outlined in LAMC Section 98.0403.2.

LADBS staff uses the following guidelines to process appeals filed under LAMC 98.0403.2:

1. PROCESSING FEES

The customer shall complete the Request for Modification Form and provide the request to the LADBS staff member along with exhibits and any pertinent information for the request. The LADBS staff member's supervisor will determine the processing fees pursuant to LAMC Section 98.0403.2(a) and refer the customer to cashier with (3) copies. Processing fees are $130.00 for the first item and $39.00 for each additional item, plus $208.00 for two (2) hours of research. For complex requests requiring more than two (2) hours of research, an additional research fee may be imposed.

Note: At satellite offices where cashiers are not available, the appellant may leave a check or money order made out to the City of Los ngeles for the appropriate amount L DBS shall process the application and send a copy with receipt of payment to the appellant.

2. DETERMINATION

The L DBS Staff member's supervisor shall make a determination to grant grant ith conditions, or deny the Request for Modification and provide said information to the customer. If dissatisfied ith the supervisor's interpretation, the customer can file an appeal under LAMC Section 98.0403.2(b).

LAMC Section 98.0403.2(b). appeals shall be submitted to the Chief Inspector, Building Civil Engineer and above in charge of the office where the determination was made. (The term Manager shall be used hereinafter to describe this senior staff position.)

If the Manager determines that LADBS neither erred nor abused its discretion in making the determination, and the appellant wishes formally to initiate the appeal process, the Manager shall provide the required Supplemental Application for Appeals Form (Appeal Form) and

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

instruct the appellant how to complete the form.

The appellant must itemize the grounds for the appeal, along with applicable LAMC sections, on the Appeal Form. The Request for Modification Form and any evidence supporting the appeal, such as photographs and correspondence should be submitted as an attachment to the appeal form.

No additional information will be accepted by the Department after the appeal form has been submitted unless a new appeal form is filed and applicable fees are paid.

3. **REVIEW OF** APPEAL **FORMS** AND **FEE FOR WRITTEN REPORT**

The Manager shall review the appeal package for completeness. If the Manager determines that the form and all attachments clearly state the grounds for the appeal and cannot be approved administratively, the Manager shall complete the fees portion on page two of the Request for Modification form as outlined in LAMC Section 98.0403 (b) and refer the customer to cashiers with (3) copies. Filling fees are based on the subject of the request as set forth in Tables 4A or 4B plus $104.00 for (1) hour of research.

4. **ROUTE ORIGINAL** APPEAL PA**CK**AGE

After the fees are paid, the appellant shall return the original appeal package and a copy of the paid request for modification form to the Manager. The Manager shall ensure that the appellant's original appeal package is hand delivered to the Commission Office. The Commission staff shall log the appeal by assigning a case number, creating a case file and assigning the case to the responsible manager.

5. **WRITTEN DETERMINATION**

The Manager assigned to the case shall prepare a report and presentation setting forth the justifications and findings for L DBS's determination, specifically addressing the appellant's issues. The report shall be completed within 60 days from the date of the appeal's submittal and the item shall be scheduled for the next available BBSC hearing date. For complex requests, additional time may be required to complete the report.

6. **NOTIFICATION OF PUBLIC HEARING**

When the appeal is scheduled for a hearing before the BBSC, the Commission staff shall notify the appellant through a written notice at least ten days prior to the date of the hearing. The notice shall be given by email or U.S. mail.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

REQUEST FOR MODIFICATION OF BUILDING ORDINANCES

UNDER AUTHORITY OF L.A.M.C. SECTION 98.0403

PERMIT APP. #:	DATE:	**For City Dept. Use Only** Building Zoning Grading Shoring Mech. Elec. Plumb. Green D.A. Misc.
JOB ADDRESS:		
Tract:	Block: Lot:	
Owner:	Petitioner:	
Address:	Address:	
City State Zip Phone	City State Zip Phone	

REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY) | CODE SECTIONS:

JUSTIFICATION (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)

Owner/Petitioner Name (Print) _____ (Signature) _____ Position _____

FOR CITY DEPARTMENT'S USE ONLY BELOW THIS LINE

Concurrences required from the following Department(s)			Approved	Denied
☐ Los Angeles Fire Department	Print Name_____	Sign_____	☐	☐
☐ Public Works Bureau of Engineering	Print Name_____	Sign_____	☐	☐
☐ Department of City Planning	Print Name_____	Sign_____	☐	☐
☐ Department of County Health	Print Name_____	Sign_____	☐	☐
☐ Other _____	Print Name_____	Sign_____	☐	☐

DEPARTMENT ACTION

☐ GRANTED ☐ DENIED

Reviewed by: (Staff) (Print) _____ *Sign* _____ *Date* _____

Action taken by: (Supervisor) (Print) _____ *Sign* _____ *Date* _____

NOTE: IN CASE OF DENIAL, SEE PAGE #2 OF THIS FORM FOR APPEAL PROCEDURES

CONDITIONS OF APPROVAL (Continued on Page 2):

For Cashiers Use Only
(PROCESS ONLY WHEN FEES ARE VERIFIED)

(DEPARTMENT USE ONLY)

FEES

Appeal Processing Fee.. (No. of Items) =	1	X $130 + $39/addl	= 130.00
Inspection Fee ..... (No of Insp.) =		X $ 84.00	=
Research Fee ... (Total Hours Worked) =	2	X $104.00	= 208.00
Subtotal			= 338.00
Development Services Center Surcharge		X .03	= 10.14
Systems Development Surcharge		X .06	= 20.28
Total Fees			= 368.42

Fees verified by:

Print and Sign _____

Permit App #:	Job Address:

CONDITIONS OF APPROVAL (Continued from Page 1)

CITY OF LOS ANGELES
BOARD OF BUILDING AND SAFETY/DISABLED ACCESS
COMMISSION APPEAL FORM

(Must be Attached to the Modification Request Form, Page 1)

AFFIDAVIT – LADBS BOARD OF BUILDING AND SAFETY COMMISSIONERS RESOLUTION NO. 832-93

I, _____ do state and swear as follows:
(Print or Type Name of the Person Signing this Form)

1. The name and mailing address of the owner of the property (as defined in the resolution 832-93) at _____ as shown on the appeal application (LADBS Com 31) are correct, and
2. The owner of the property as shown on the appeal application will be made aware of the appeal and will receive a copy of the appeal.

I declare under PENALTY OF PERJURY that the forgoing is true and correct.

O ner's ame(s) _____ _____
(Please Type or Print) (Please Type or Print)

O ner's Signature(s) _____ (T o Officers' Signatures Re uired for Corporations)
(Please Sign)

Name of Corporation _____ _____
(Please Print Name of Corporation) (Please Type or Print)

Dated this _____ day of _____ 20_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT----------SIGNATURE(S) MUST BE NOTARIZED

State of CALIFORNIA County of _____ on _____

before me, _____, personally appeared _____,
Name, Title of Officer (e.g. Jane Doe, Notary Public) Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument in person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. **I certify under** PENALTY **OF** PERJURY **under** the **laws of** the **State of California** that the **foregoing is true and correct**.

WITNESS my hand and official seal. Signature _____

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

APPEAL OF DEPARTMENT ACTION TO THE BOARD OF BUILDING AND SAFETY COMMISSIONERS/DISABLED ACCESS APPEALS COMMISSION

_____ _____
pplicant's ame pplicant's Title

_____ _____
Signature Date

FEES (DEPARTMENT USE ONLY)

Board Fee ..... (No. of Items)	1	X $354 +$215/addl	=	354.00
Inspection Fee ..... (No of Insp.) =		X 84.00	=	0.00
Research Fee ... (Total Hours Worked) =	2	X 104.00	=	208.00
Subtotal			=	562.00
Development Services Center Surcharge		X .03	=	16.86
Systems Development Surcharge		X .06	=	33.72
Total Fees			=	612.58

Fees verified by:

Print and Sign _____

For Cashiers Use Only
(PROCESS ONLY WHEN FEES ARE VERIFIED)

SUPPLEMENTAL APPLICATION FOR APPEALS

TYPE OF APPEAL:

- ☐ BUILDING CODE APPEAL
- ☐ ZONING CODE APPEAL
- ☐ INSPECTION / CODE ENFORCEMENT APPEAL

PROJECT TYPE:

- ☐ ONE OR TWO FAMILY RESIDENTIAL
- ☐ MULTI-FAMILY RESIDENTIAL
- ☐ COMMERCIAL/INDUSTRIAL

PERMIT APPLICATION:		
ADDRESS:		ZIP:
TRACT:	BLK:	LOT:
OWNER NAME:	OWNER ADDRESS:	ZIP:

APPLICATION INFORMATION:

NAME:	ADDRESS:	ZIP:
EMAIL:	APPLICANT SIGNATURE:	DATE:

ISSUES:	VIOLATION:	CODE SECTION:
1.		
2.		
3.		

- ❖ FOR ADDITIONAL ISSUES, ATTACH TO THIS APPLICATION
- ❖ ATTACH ALL APPLICABLE EXHIBITS AND EVIDENCE TO THIS APPLICATION

SUPPLEMENTAL APPLICATION FOR APPEALS

ISSUES:	VIOLATION:	CODE SECTION:
4.		
5.		
6.		
7.		
8.		
9.		

Attachment D-2

City of Los Angeles' Non-Planning Appeal Form

LOS ANGELES CITY CLERK APPLICATION FORM FOR CEQA APPEAL TO CITY COUNCIL (LAMC §197.01)

DO NOT USE THIS FORM to initiate an appeal of a determination made under the Planning and Zoning Code (LAMC Chapter 1) or a determination made by a proprietary department (Airports, Harbor or Water and Power). To initiate an appeal of a determination made under the Planning and Land Use Code or by a proprietary department, please contact the department or individual who made the determination.

USE THIS FORM to initiate an appeal to City Council (pursuant to Los Angeles Municipal Code (LAMC) §197.01) of a nonelected decisionmaking body or individual's (1) certification of an environmental impact report; (2) adoption of a negative declaration or mitigated negative declaration; or (3) written determination that a project is not subject to the California Environmental Quality Act (CEQA).

1. LOWER NONELECTED DECISIONMAKING BODY/INDIVIDUAL INFORMATION

Lower Nonelected Decisionmaking Body/Individual (check one):

☐ Board of Public Works ☐ Board of Recreation and Parks Commissioners

☐ Bureau of Engineering ☐ Department of Transportation

☐ Other (print): _____

Regarding Case Number: _____

Project Title: _____

Project Address: _____

Check type of Environmental Determination (only these can be appealed to City Council):
☐ Environmental Impact Report ☐ Negative Declaration/Mitigated Negative Declaration
☐ Written Determination That Project Is Not Subject To CEQA

Date of approval of Environmental Determination: _____

LOS ANGELES CITY CLERK APPLICATION FORM FOR CEQA APPEAL TO CITY COUNCIL (LAMC §197.01)

2. APPELLANT INFORMATION

Appellant's name (print): _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Email*: _____

** By submitting this form electronically, you agree to accept communications from the City at the electronic mail address provided.*

- Is the appeal being filed on your behalf or on behalf of another party or organization?

☐ Self ☐ Other (print): _____

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Email*: _____

** By submitting this form electronically, you agree to accept communications from the City at the electronic mail address provided.*

4. LEGAL BASIS FOR THE CEQA APPEAL

Attach a separate sheet providing a brief summary of the legal basis for the CEQA Appeal.

5. APPELLANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant's Signature: _____ Date: _____

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- The following documents are required for each appeal filed:
  - Complete appeal application (this form completely filled in)
  - Legal basis for the CEQA Appeal (attached to this form)
  - Copy of the challenged decision to certify an environmental impact report, adopt a negative declaration or mitigated negative declaration, or written determination that the project is not subject to CEQA (attach to this form)

LOS ANGELES CITY CLERK APPLICATION FORM FOR CEQA APPEAL TO CITY COUNCIL (LAMC §197.01)

- All documents comprising this appeal must also be filed concurrently with the nonelected decisionmaking body or individual whose environmental determination is being appealed [LAMC 197.01 D]
- A CEQA Appeal can only be filed if the challenged decision is not otherwise appealable to the City Council [LAMC 197.01 B]
- A CEQA Appeal can only be filed within the earliest of: (i) 10 days following the filing of either a Notice of Exemption or Notice of Determination in compliance with CEQA; or (ii) 180 days following the Environmental Determination if no Notice of Exemption or Notice of Determination is filed [LAMC 197.01 C]
- Within 10 days of filing the CEQA Appeal, Appellant shall submit to the City Clerk all documentary evidence, other supporting material, and argument that Appellant wishes to present to the City Council [LAMC 197.01 E.2]

This Section for City Clerk Staff Use Only	
Reviewed & Accepted by (City Clerk):	Date:
☐ Internal review completed	
Deemed Complete/Referred for Assignment by (City Clerk):	Date:

Attachment D-3

User Instructions for filing a City of Los Angeles' Non-Planning Appeal Form

An Official Website of the City of Los Angeles
City Services
City Directory

Office of the CityClerk



File a (Non-Planning) CEQA Appeal

Fill out the PDF form below for Non-Planning CEQA Appeals and email it with your supporting material to clerk.cps.ceqa@lacity.org. Please read the form carefully. Do not submit Planning or proprietary department related CEQA Appeals using this form. You may submit appeals for Planning related CEQA determinations with the Department of City Planning. If you have questions, email clerk.cps.ceqa@lacity.org or call (213) 978-1133.

Notice to Los Angeles Office of the City Clerk Industry Professionals

If you are compensated to interact with the Los Angeles Office of the City Clerk, City law may require you to register as a lobbyist and report your activity. Any individual may qualify as a lobbyist, regardless of occupation, education, training, or professional title. A lobbyist may hold a position that includes but is not limited to attorney, CEO, consultant, government liaison, business owner, permit applicant, urban planners, expediters, land developers, architect, various real estate professionals and others.

More information is available online through the Ethics Commission's lobbying program and publication pages. For assistance, please contact the Ethics Commission.

PDF Non-Planning CEQA Appeal Form

Office of the City Clerk

200 N Spring St, Room 360
Los Angeles, CA 90012

Our Officers



Petty Santos
Interim City Clerk

Vacant
Executive Officer

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Council & Public Services

Elections

Neighborhood Council Funding

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Attachment E

Email Communication

07-14-2025

Veronica Lopez, LADBS Board Secretary

Re: TIME SENSITIVE ... Barry Building Demolition Project ... Appeal Question ... THANK YOU for your response ... Please see email for details ...

From: Veronica Lopez (veronica.lopez@lacity.org)

To: ziggykruse2005@yahoo.com

Cc: bob.blue@live.com; clkesq@outlook.com

Date: Monday, July 14, 2025 at 11:27 AM PDT

Good Morning Ziggy,

The board file for this appeal is BF 250851. Unfortunately, No additional information is accepted after the board appeal has been submitted unless a new appeal form is filed and applicable fees are paid. Refer to Exhibit B, page 2.

Thank you,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
(213) 482-7429

Please note my Regular-Day-Off (RDO) is every other Friday.

For general Zoning and Building code questions, please refer to our call center at 311 or (213) 473-3231 to speak with an LADBS Call Center Engineer. Also, for additional information you may visit our website at dbs.lacity.gov

> On Mon, Jul 14, 2025 at 11:20 AM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:
>
> Good Morning, Veronica:
>
> Hope you had a great "long" weekend.
>
> Also, please provide us with all of the LADBS' Case File Numbers that were created for the Appeal of the LOD in the Barry Building Demolition Project.
>
> This way we can submit any additional documents to that file.
>
> Thank you in advance for you continued assistance and help with this.
>
> Sincerely,
> Ziggy
>
> On Monday, July 14, 2025 at 07:05:21 AM PDT, Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Morning Ziggy,

Will do.

Regards,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
(213) 482-7429

Please note my Regular-Day-Off (RDO) is every other Friday.

For general Zoning and Building code questions, please refer to our call center at 311 or (213) 473-3231 to speak with an LADBS Call Center Engineer. Also, for additional information you may visit our website at dbs.lacity.gov

On Thu, Jul 10, 2025 at 9:29 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Hi Veronica:
>
> Thank you so much for your response and the clear statement you provided.
>
> I guess I just wanted to make sure that everything was done correctly, sort of down the line from former President Ronald Reagan's statement "Trust, but verify."
>
> With that in mind, please add the following names to the list of interested parties for notification of the Staff Report and LADBS' Board Hearing:
>
> Ziggy Kruse Blue: ziggykruse2005@yahoo.com
> Bob Blue: bob.blue@live.com
> Corin Kahn: clkesq@outlook.com
>
> I am sure we'll be in touch with more questions leading up to the Board hearing, but in the meantime, please have a wonderful weekend.
>
> Thank you again for your continued help and assistance with this.
>
> Sincerely,
> Ziggy

On Thursday, July 10, 2025 at 03:18:35 PM PDT, Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Afternoon Ziggy,

The affidavit was not required and the board fees were paid yesterday. The Permit and Engineering Bureau dropped off the processed appeal forms yesterday. The appeal has been logged, given a board file
number and a file has been created. Once the Department submits a staff report and presentation to the Commission Office, the item will be scheduled for a hearing. They have 60 days to do so from the date the board fees
were paid.

Regards,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
(213) 482-7429

Please note my Regular-Day-Off (RDO) is every other Friday.

For general Zoning and Building code questions, please refer to our call center at 311 or (213) 473-3231 to speak with an LADBS Call Center Engineer. Also, for additional information you may visit our website at dbs.lacity.gov

On Thu, Jul 10, 2025 at 10:56 AM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Good Morning, Veronica:
>
> I am following up on our email conversation from yesterday regarding the notarization of page 2 of the Appeal Form regarding the Barry Building Demolition Project.
>
> As you know I asked about the notarization yesterday, but have not received a more definite answer that the Appeal was officially accepted and no other steps need to be taken from the Appellant's side.
>
> We just want to document things in writing to ensure that the members of the public have fulfilled their obligations to file the appeal in a timely manner and that LADBS has no further inquiries in order to accept the Appeal.
>
> Thank you again for all your help and assistance. It is truly appreciated.
>
> Sincerely,
> Ziggy

Attachment F

Transcript of the 09-05-2024 Cultural Heritage Commission (CHC) Meeting

(with highlighted sections for: Sean Silva)

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

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

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

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

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

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.

July 2, 2025

Carlo Craig

X_____

(https://planning.lacity.gov/plndoc/Audio/CHC/2024/09-05-2024/4_CHC_2007_1585.mp3)

Veronica Lopez <veronica.lopez@lacity.org>

Public Comments Regarding BF# 250851, The Barry Building Demolition Project

1 message

Bob Blue <bob.blue@live.com> Sun, Jul 20, 2025 at 9:51 PM
To: Veronica Lopez <veronica.lopez@lacity.org>
Cc: Ziggy Kruse <ziggykruse2005@yahoo.com>, Hydee Feldstein-Soto <hydee.feldsteinsoto@lacity.org>, Kenneth Fong <kenneth.fong@lacity.org>, "Corin L Kahn, Esq." <clkesq@outlook.com>, "osama.younan@lacity.org" <osama.younan@lacity.org>

Hello Veronica,

Attached please find a PDF file (*2025-07-20_Ltr. to LADBS_Public Comments in Support of Appeal of LOD, EIR, SOC_Final.pdf*) of our public comments for the LADBS Board of Commissioners.

Please add this document to LADBS' case file #BF250851, and also distribute it to all commissioners prior to the hearing for this case.

Also, please acknowledge receipt of this email and attachment. Thank you.

Sincerely,
Bob Blue

2025-07-20_Ltr. to LADBS_in Support of Appeal of LOD, SOC_Final Draft_WITH Attachments.pdf
15115K

Veronica Lopez <veronica.lopez@lacity.org>

Barry bldg demo.

1 message

Benida Solow <bsolow.etudes@gmail.com> Fri, Nov 14, 2025 at 11:07 AM
To: veronica.lopez@lacity.org

As long as it will not be replaced with a high rise building I am in favor of demolishing it.

Benida Solow,
South Brentwood resident.

Veronica Lopez <veronica.lopez@lacity.org>

Barry Building Demolition Hearing

1 message

Laurel Davidson <squirtd@aol.com> Fri, Nov 14, 2025 at 10:05 AM
To: Veronica Lopez <veronica.lopez@lacity.org>

I am writing to strongly urge you to vote for the demolition of the Barry Building in Brentwood. I have been a resident of the Brentwood Community since 1961 and have loved living here, a few blocks from where the Barry Building is located . Now I try to avoid avoid walking or driving by that building because it is structurally unfit and a safety hazard It looks like it should be located in a slum area of New York City ,where I am originally from rather than a historical Monument.
The Building and & Safety Staff have already determined that the EIR is adequate and that the demolition permit should be issued.

I was at the original hearing that was held to declare the Barry Building a Historical Monument At that time the Building was in good condition. Now it is in such horrific condition and blight on San Vicente Blvd. It has a very deleterious effect on the San Vicente Business Community and is even unsafe to walk by. This does not reflect what a Historical Monument should be.

PLEASE APPROVE THE DEMOLITION PERMIT AND RESTORE THIS CURRENTLY VERY UNSAFE STREET THAT HOUSES THE BARRY BUILDING TO ITS FORMER SELF .

Yours truly,
Laurel Davidson
449 South Bundy Drive
Los Angeles, California 90049

November 12, 2025

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

foster sherwood <advocacy@laconservancy.org> Fri, Nov 14, 2025 at 11:50 AM
Reply-To: foster sherwood <kfswood@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

foster sherwood
kfswood@gmail.com
705 robinson rd
topanga, CA 90290

Veronica Lopez <veronica.lopez@lacity.org>

Support to Demolish Barry Building

1 message

Nancy Freedman <gjf165@gmail.com> Fri, Nov 14, 2025 at 1:36 PM
To: veronica.lopez@laciy.org, ladbs_commissionoffice@lacity.org
Cc: Craig Bullock <craig.bullock@lacity.org>, traci.park@lacity.org

RE: 11973-11975 San Vicente Blvd, Los Angeles, CA 90049
Case No. ENV-2019-6645-EIR

Dear Commissioners,

I write as a 50+ year resident of Brentwood who considered The Barry Building popular bookstore, Dutton's, as the gathering place of the community *because of the bookstore*. Over the last decade that it has been empty, it has been legally embroiled as an appeal option for a few neighbors, but it is not a viable candidate to stand and must be taken down and allow a future structure to replace this present rat infested building.

The building is surrounded by over an acre of open ground which is gopher ridden and spills over to the San Vicente Median causing holes to harm those walking on the median between Saltair and Gorham Avenues where the building sits.

The structural experts and City of LA have determined that the Barry Building is structurally unfit.
The building has been vacant, experienced vandalism, homeless use, drug dealing. Copper wire theft indicates criminal activity as well.

The owner seeks to demolish the building in order to comply with the City's Soft Story Ordinance, which is the owner's right under the City Code.

Building & Safety staff have already determined that the Environmental Impact Report (EIR) is adequate and that the demolition permit should be issued.

An appeal is just a delay and this case should be closed now to tear this eyesore down and start to let this property heal and become a new Brentwood gathering place or a senior home. Those are wonderful thoughts people look forward to as possible replacements.

Thank you for your attention.

Best,

Nancy Freedman

Veronica Lopez <veronica.lopez@lacity.org>

Barry Building

1 message

Ann Gold <anngold@gmail.com> Fri, Nov 14, 2025 at 1:37 PM
To: veronica.lopez@lacity.org

Please support the demolition of the Barry Building. The building is such an eyesore. I don't know how it could possibly be considered a cultural landmark. It makes the area look abandoned and neglected. There must be a better use for the property that will be beneficial to the neighborhood. It's been almost 18 years that we in the neighborhood have lived with that blight. Please. Vote for demolition!

Ann Gold

Veronica Lopez <veronica.lopez@lacity.org>

Fwd: Support to Demolish Barry Building

1 message

Nancy Freedman <gjf165@gmail.com> Fri, Nov 14, 2025 at 1:50 PM
To: veronica.lopez@lacity.org, ladbs_commissionoffice@lacity.org
Cc: Craig Bullock <craig.bullock@lacity.org>, traci.park@lacity.org

RE: 11973-11975 San Vicente Blvd, Los Angeles, CA 90049
Case No. ENV-2019-6645-EIR

Dear Commissioners,

I write as a 50+ year resident of Brentwood who considered The Barry Building popular bookstore, Dutton's, as the gathering place of the community *because of the bookstore*. Over the last decade that it has been empty, it has been legally embroiled as an appeal option for a few neighbors, but it is not a viable candidate to stand and must be taken down and allow a future structure to replace this present rat infested building.

The building is surrounded by over an acre of open ground which is gopher ridden and spills over to the San Vicente Median causing holes to harm those walking on the median between Saltair and Gorham Avenues where the building sits.

The structural experts and City of LA have determined that the Barry Building is structurally unfit.
The building has been vacant, experienced vandalism, homeless use, drug dealing. Copper wire theft indicates criminal activity as well.

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Building & Safety staff have already determined that the Environmental Impact Report (EIR) is adequate and that the demolition permit should be issued.

An appeal is just a delay and this case should be closed now to tear this eyesore down and start to let this property heal and become a new Brentwood gathering place or a senior home. Those are wonderful thoughts people look forward to as possible replacements.

Thank you for your attention.

Best,

Nancy Freedman

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Anne Zimmerman <advocacy@laconservancy.org> Fri, Nov 14, 2025 at 3:36 PM
Reply-To: Anne Zimmerman <azimmerman@azarchitecturestudio.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

As an architect who worked with an office on Santa Vicente for years, this is obviously a gorgeous building.one of the best on the westside & certainly in Brentwood.

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Anne Zimmerman
Azimmerman@azarchitecturestudio.com

Anne Zimmerman
azimmerman@azarchitecturestudio.com
Amoroso Pl
Enice, CA 90291

Veronica Lopez <veronica.lopez@lacity.org>

Support for Barry Building Demolition Permit

1 message

Carolyn Jordan <carolyncjordan@icloud.com> Fri, Nov 14, 2025 at 11:12 PM
To: veronica.lopez@lacity.org, ladbs_commissionoffice@lacity.org

To the members of the Building and Safety Commission -

I am writing to voice my personal support for the issuance of a demolition permit for the Barry Building on San Vicente Boulevard in Brentwood. This building has stood for at least a decade now as an eyesore, dilapidated, unused, an unsafe nuisance. This building needs to be demolished and the path opened up for something new that will support the community and help activate San Vicente.

This building is an unattractive eyesore. Occupying a site that involves several acres, so much good could happen with the property being redeveloped. For now, this building sits as an attractive nuisance, with the opportunity for squatters, loitering. I worry of the day when someone decides to try to burn it down…and what else will they take with it.

I ask this Commission to approve the demolition permit so the Brentwood community can something worthwhile in its place.

Thank you for your consideration.

Carolyn Jordan
(I am writing in my personal capacity and not on behalf of any organization with which I may be associated)

Sent from my iPad

Veronica Lopez <veronica.lopez@lacity.org>

Barry Building-11973-11975 W San Vicente Boulevard

1 message

janet alvarez <humbuckinhoney@yahoo.com> Sat, Nov 15, 2025 at 12:01 PM
Reply-To: janet alvarez <humbuckinhoney@yahoo.com>
To: "veronica.lopez@lacity.org" <veronica.lopez@lacity.org>

Good morning, Ms. Lopez:

I'm a confused resident of Los Angeles, writing to express my support for the appeal filed to stop the demolition of the historic Barry Building in Brentwood.

Frankly, I'm at a loss to see how we've come to this point in time. The location is a designated Historic-Cultural Monument. As such, it's a rare example of postwar modernist architecture. For those who seek to preserve the heritage of Los Angeles, that this proposed demolition goes forward is a sad and serious threat to that heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—serves only to remind the citizens of L.A. how fragile and tenuous our hold on these places is.

In the event this demolition moves forward, it will undermine the purpose of the Historic-Cultural Monument designation and weaken the City's preservation efforts. A place that has such memoried value will be gone forever....to be replaced by..... nothing ????

I've lived in L.A. all my 71 years, and value these aging points of memory, as should the Board. Please, please, support the appeal and do not allow the demolition of this historical treasure.

(just as a sort of pre-post-script, I've tried and tried to understand this proposed demo but just cannot. Someone please tell me why we are interested in destroying something that is doing no harm and that the owner is *not* interested in destroying. In this horrible current world-landscape, where things are destroyed simply for destruction's sake, let us not get drawn into this vortex!)

Sincerely,

Janet Nelson-Alvarez

"As a child I was taught that to tell the truth was often painful. As an adult I have learned that not to tell the truth is more painful, and that the fear of telling the truth—whatever the truth may be—that fear is the most painful sensation of a moral life." June Jordan

".....I look East, West, North, South, and I do not see Sauron; but I see that Saruman has many descendants. We hobbits have against them no magic weapons. Yet, my gentle hobbits, I give you this toast: To the Hobbits! May they out last the Sarumans and see Spring again in the trees". (J.R.R. Tolkien, Holland, 1958)

"Books! The best weapons in the world! Arm yourselves!" ~ Dr. Who

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building, 11973-11975 W San Vicente Boulevard

1 message

Kelli Shapiro <advocacy@laconservancy.org> Sat, Nov 15, 2025 at 4:59 PM
Reply-To: Kelli Shapiro <shapiro@alumni.brown.edu>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Kelli Shapiro
shapiro@alumni.brown.edu
11693 San Vicente Blvd. #169
Los Angeles, CA 90049

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Kimberly Fay <advocacy@laconservancy.org> Sun, Nov 16, 2025 at 7:51 AM
Reply-To: Kimberly Fay <slendermeans@yahoo.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage. But just as much, this building has played such a significant role in LA cultural history over the years, most notably as the home to Dutton's bookstore for decades. With every historic building that is destroyed, LA loses a piece of its soul. LA has such a rich architectural history. It's the layers of unique buildings, like this one, that make our city so unique.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Kimberly Fay
slendermeans@yahoo.com
6065 Delphi St.
Los Angeles, CA 90042

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Buzzy Schwartz <advocacy@laconservancy.org> Sun, Nov 16, 2025 at 8:27 AM
Reply-To: Buzzy Schwartz <giantsand@mac.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Buzzy Schwartz
giantsand@mac.com
439 Mariposa Ave Apt 9
Sierra Madre, CA 91024

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Maria D'Orsogna <advocacy@laconservancy.org> Sun, Nov 16, 2025 at 4:50 PM
Reply-To: Maria D'Orsogna <dorsogna@csun.edu>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Maria D'Orsogna
dorsogna@csun.edu
427 Hill Street apt 4
Santa Monica, CA 90405

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Nicoletta Lanci <advocacy@laconservancy.org> Sun, Nov 16, 2025 at 4:51 PM
Reply-To: Nicoletta Lanci <luceisa@hotmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Nicoletta Lanci
luceisa@hotmail.com
427 Hill Street
Santa Monica, CA 90405

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Tom Chou <advocacy@laconservancy.org> Sun, Nov 16, 2025 at 7:39 PM
Reply-To: Tom Chou <tctc208@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Tom Chou
tctc208@gmail.com
333 5th Ave
Venice, CA 90291

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Filippo D'Orsogna <advocacy@laconservancy.org> Sun, Nov 16, 2025 at 9:06 PM
Reply-To: Filippo D'Orsogna <mrdorsogna@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Filippo D'Orsogna
mrdorsogna@gmail.com
427 HIII Street apt 4
Santa Monica, CA 90405

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Gloria Demuri <advocacy@laconservancy.org> Thu, Nov 13, 2025 at 7:12 PM
Reply-To: Gloria Demuri <globene@earthlink.net>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Gloria Demuri
globene@earthlink.net
9338 Rowell Ave
Chatsworth , CA 91311

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Daniel Tiffany <advocacy@laconservancy.org> Thu, Nov 13, 2025 at 10:44 PM
Reply-To: Daniel Tiffany <tiffany@usc.edu>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

And the Barry Building was also the location of various cultural and historical businesses with unique histories, such as Dutton Books. Please save the Barry Building!

Daniel Tiffany
tiffany@usc.edu
2337 Beach Ave
Venice, CA 90291

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Alex Freedman <advocacy@laconservancy.org> Fri, Nov 14, 2025 at 6:33 AM
Reply-To: Alex Freedman <ms.alex.f@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Alex Freedman
ms.alex.f@gmail.com
6447 w 6th st
Los Angeles , CA 90048

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Donna Williams <advocacy@laconservancy.org> Mon, Nov 17, 2025 at 7:24 AM
Reply-To: Donna Williams <williamsartconserve@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

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I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Donna Williams
williamsartconserve@gmail.com
6234 Afton Place
Los Angeles, CA 90018

Veronica Lopez <veronica.lopez@lacity.org>

barry building/demolish!

1 message

Matthew Bombeck <mattbombeck@gmail.com> Mon, Nov 17, 2025 at 9:26 AM
To: veronica.lopez@lacity.org

Yes, yes, YES, please put this issue to bed finally and PLEASE DEMOLISH!!

Matt Bombeck (resident of the neighborhood).

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Marguerite Dessornes <advocacy@laconservancy.org> Mon, Nov 17, 2025 at 10:43 AM
Reply-To: Marguerite Dessornes <mdmarguerite@yahoo.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I do not agree with destroying historic buildings of any era. I am especially fond of 1950's modern innovative architecture. Contemporary structures often try to mimic these 1950's beauties but never match or come close because contemporary structures are bloated on steroids and completely miss the mark. They lack the elegance of original modernism from the 30's through the 60's. Most contemporary structures are made on the cheap and do not take in the human and artistic value of "space". Currently space is money and a cheap new structure must use all space creating an large box of stucco, small cheap windows akin to a prison. Just look at what is happening to the homes in Brentwood! Many cute 1950's or earlier stylish ranch style homes that were originally proportionately built on their lot have been bulldozed to make "room" for a gigantic box on steroids lacking a proper yard and the new structure is towers over their neighbors homes. It seems like a race as to who can make a more obnoxious structure.

The Barry building is a special structure - a reminder that excellent design with elegance and good use of space can still be achieved. We need to protect our past, our culture. It is deeply troubling that the City of Los Angeles approved demolition of the Barry Building despite its official landmark designation and viable alternatives for reuse. There is something very wrong here. And though there are no plans to develop it - which is also troubling - I can see that once this beauty is discarded, it will be easier for new cheap and large development to move forward. It is so obvious - erase our past so we can continue with ugly. Even a child can appreciate good architecture - why doesn't the City of LA see that?

I am hoping for the right outcome - that is preserving the Barry building. We need to respect and protect good architecture or else we will eventually be surrounded by cheap ugly box structures where hope and dreams will die.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Marguerite Dessornes
mdmarguerite@yahoo.com
1469 N GRAND OAKS AVE
Pasadena, CA 91104

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Julia Morez <advocacy@laconservancy.org> Mon, Nov 17, 2025 at 4:19 PM
Reply-To: Julia Morez <juliemorez@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Julia Morez
juliemorez@gmail.com
257 N Baldwin Ave
Sierra Madre , CA 91024

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Victoria Brandon <advocacy@laconservancy.org> Mon, Nov 17, 2025 at 7:03 PM
Reply-To: Victoria Brandon <wyandotte@sbcglobal.net>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Victoria Brandon
wyandotte@sbcglobal.net
9311 Bianca
Northridge, CA 91325

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Sarah Locke <advocacy@laconservancy.org> Mon, Nov 17, 2025 at 8:55 PM
Reply-To: Sarah Locke <sarlocke@me.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building (HCM #558) in Brentwood.

As a professional heritage conservationist, I have been watching the fate of this specific building for the better part of two decades. It is, in fact, one of the structures that inspired me to pursue this career. To witness its protracted, shameful neglect in the hands of the current owner has been deeply frustrating and unacceptable.

Allowing demolition now would serve only to validate and reward years of willful neglect, a precedent that must not be set. It sends a clear and dangerous message that an owner can simply let a landmark deteriorate to the point of "no return" and then claim a financial or technical hardship to expedite its removal.

This is not just about one building; it is about the integrity of the entire Historic-Cultural Monument program in Los Angeles. The people of this city have poured time, energy, and advocacy into safeguarding our historic resources so that future generations can understand the many layers of Los Angeles history. To allow the destruction of the Barry Building due to owner negligence would undermine the public trust and jeopardize the security of countless other monuments.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Sarah Locke
sarlocke@me.com
4335 Clubhouse Dr
Lakewood , CA 90712

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Jesse Sanford <advocacy@laconservancy.org> Mon, Nov 17, 2025 at 10:36 PM
Reply-To: Jesse Sanford <88jsanford88@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

Angelenos have repeatedly seen how the City does not respect its own advisory bodies, including the Cultural Heritage Commission, when it comes to Historic-Cultural Monuments. Another example of this is the mysterious, last-minute bait-and-switch shrinkage of the original scope of the HCM designation for the entire 16-acre Weddington Golf & Tennis site to just 3/4 of an acre.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Sincerely,
Jesse

Jesse Sanford
88jsanford88@gmail.com

CA

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

John Reinburg <advocacy@laconservancy.org> Mon, Nov 17, 2025 at 9:14 PM
Reply-To: John Reinburg <jreinbu@g.clemson.edu>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

John Reinburg
jreinbu@g.clemson.edu
206 Northridge Ct.
Easley, SC 29642

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

John Johnston <advocacy@laconservancy.org> Tue, Nov 18, 2025 at 2:23 PM
Reply-To: John Johnston <jwjohnston@mac.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

John Johnston
jwjohnston@mac.com
830 20th. St., Apt. A
SANTA MONICA, CA 90403

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Karen Salter-Moss <advocacy@laconservancy.org> Wed, Nov 19, 2025 at 9:00 AM
Reply-To: Karen Salter-Moss <Drsaltermois@me.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I grew up in Brentwood in the 1960s and 1970s and still remember Brentwood Books with the cute wise owl logo. I spent many hours in the children books section and developed my love of reading there. So much of the quaint Brentwood village atmosphere is gone. The Palisades lost their heritage by accident. Let's not lose ours intentionally.
I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

karen salter-moss
drsaltermoss@me.com

Karen Salter-Moss
Drsaltermois@me.com
4155 Via Padova
Claremont, CA 91711

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

Judith Alban <advocacy@laconservancy.org> Tue, Nov 18, 2025 at 4:48 PM
Reply-To: Judith Alban <jeaco@aol.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

Judith Alban
Jeaco@aol.com

Judith Alban
jeaco@aol.com
19347 LEMARSH ST
NORTHRIDGE, CA 91324

Veronica Lopez <veronica.lopez@lacity.org>

Support Appeal to Protect the Barry Building-11973-11975 W San Vicente Boulevard

1 message

mynka draper <advocacy@laconservancy.org> Wed, Nov 19, 2025 at 9:42 AM
Reply-To: mynka draper <mynkadraper@gmail.com>
To: Veronica Lopez <Veronica.Lopez@lacity.org>

Dear Board of Building and Safety Commissioners Lopez:

I'm writing to express my strong support for the appeal recently filed to stop the demolition of the historic Barry Building in Brentwood. As a designated Historic-Cultural Monument and a rare example of postwar modernist architecture, the Barry Building is a significant part of Los Angeles' cultural heritage.

The Statement of Overriding Considerations is not supported by substantial evidence to justify the demolition of a designated historic resource. The decision to approve demolition—despite no proposed development and a history of demolition by neglect—sets a troubling precedent. Allowing this demolition to move forward undermines the purpose of the Historic-Cultural Monument designation and weakens the City's preservation efforts.

I urge you to support the appeal and do everything in your power to prevent the unnecessary loss of this irreplaceable historic resource.

mynka draper
mynkadraper@gmail.com
6041 Eucalyptus Ln
Los Angeles, CA 90042

Veronica Lopez <veronica.lopez@lacity.org>

RE: The Barry Building Demolition Project - 11973-11975 WEST SAN VICENTE BOULEVARD; BOARD FILE NO. 250851 ... For the November 18, 2025 LADBS Board of Commissioners Meeting (Item C-1) ...

1 message

Ziggy Kruse <ziggykruse2005@yahoo.com> Fri, Nov 14, 2025 at 3:42 PM
Reply-To: Ziggy Kruse <ziggykruse2005@yahoo.com>
To: Veronica Lopez <veronica.lopez@lacity.org>
Cc: "kenneth.fong@lacity.org" <kenneth.fong@lacity.org>, "kathryn.phelan@lacity.org" <kathryn.phelan@lacity.org>, Faruk Sezer <faruk.sezer@lacity.org>, "Esq. Coryn Kahn" <clkesq@outlook.com>, "osama.younan@lacity.org" <osama.younan@lacity.org>, Bob Blue <bob.blue@live.com>, Ziggy Kruse <ziggykruse2005@yahoo.com>, Hydee Feldstein-Soto <hydee.feldsteinsoto@lacity.org>

Dear Ms. Lopez:

Please add the attached document "*2025-11-14_Comment Letter on ENTIRE LADBS Staff Report_Final with signature*" to the Agenda Package for the November 18, 2025 LADBS Board of Commissioners Meeting (Item C-1), as well as to the Administrative Record regarding BF 250851.

Please email acknowledgement of this email and the attachment to ziggykruse2005@yahoo.com and bob.blue@live.com.

Thank you.

Sincerely,
Sieglinde Kruse Blue and Robert Blue

2025-11-14_Comment Letter on ENTIRE LADBS Staff Report_Final with signature.pdf
250K

Robert Blue & Sieglinde Kruse Blue
Los Angeles, CA 90049
bob.blue@live.com ziggykruse2005@yahoo.com

November 14, 2025

VIA EMAIL ONLY

Board of Building and Safety Commissioners
Attn: Veronica Lopez, Board Secretary
201 North Figueroa Street, Suite 1030
Los Angeles, CA 90012
veronica.lopez@lacity.org

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

Subject: Public Comment Letter Rebutting the October 15, 2025 LADBS Staff Report Regarding the Appeal of the June 6, 2025 Letter of Determination (LOD) for the Demolition of Historic-Cultural Monument No. LA-887

Dear Board President Stevens and Commissioners:

This letter serves as our formal public comments and full rebuttal to the findings and recommendations contained within the Los Angeles Department of Building and Safety (LADBS) Staff Report dated October 15, 2025, which was prepared in response to the Appeal filed on July 8, 2025, by Angelenos for Historic Preservation (BF 250851).

The Staff Report improperly concluded that the proposed demolition of the **Barry Building (Historic-Cultural Monument No. LA-887)** is legally justifiable. We contend the report is fundamentally flawed, lacks substantial evidence, and sets a dangerous legal precedent.

I. Requested Action

We request that the Board of Building and Safety Commissioners take the following actions:

1. **REVERSE** the actions taken by LADBS in their Letter of Determination (LOD) dated 06/06/2025 in their entirety,
2. **RESCIND** the certification of the EIR,
3. **RESCIND** the adoption of the SOC, and

4. **RESCIND** the adoption of the Mitigation Monitoring Program (MMP).

Therefore, we ask that Board of Building and Safety Commissioners to:

1. **REJECT** the LADBS Staff Report's recommendation to approve the demolition, and

2. **DENY** the demolition permit application under the authority of LAMC §91.106.4.5.

II. CEQA Violation: The Statement of Overriding Considerations (SOC) is Unsubstantiated and Invalid

The LADBS Staff Report's finding that the benefits of the project outweigh the unavoidable harm is unsupported by substantial evidence and violates CEQA Guidelines §15093.

A. Fatal Lack of Public Benefit

The SOC relies on highly speculative and hypothetical future benefits, which is insufficient to override the *certain, significant, and irreversible* loss of a designated Historic-Cultural Monument.

- **SOC is Based on a Vacant Lot:** LADBS admits that no subsequent development project is currently proposed, approved, or guaranteed. The SOC therefore rests on the idea that the removal of the building to create a **vacant, fenced-off dirt lot** constitutes a public social, economic, or legal benefit.
- **Expert Rebuttal to Social Benefit:** As testified by City Planner Melissa Jones (Office of Historic Resources) at the 09/05/2024 Cultural Heritage Commission (CHC) hearing, a vacant lot frequently contributes to **additional community problems**, including increases in crime, vagrancy, and negative health impacts, thus serving as a further detriment rather than conferring a benefit. The decision solely prioritizes vague future financial gain for the applicant, which does not meet the high public necessity threshold required by CEQA.
- **Harm is Unquestionably Overriding:** The loss of the Barry Building (LA-HCM #887) is the most severe and irreversible cultural resource impact possible. To override this requires a demonstrable, immediate public necessity (e.g., critical housing), which is entirely absent here.

B. Failure of Institutional Authority and Expertise

LADBS acted outside of its institutional capacity as a Responsible Agency when it unilaterally certified the Environmental Impact Report (EIR) and adopted the SOC, despite acknowledging this was the **"first of its kind"** action for the department. This unprecedented action:

- Demonstrates a fundamental **lack of experience and institutional framework** to handle the procedural rigor of certifying a complex EIR related to a Historic-Cultural Monument.
- Shows a disregard for the City's subject matter experts, as the LADBS signatory overrode the recommendations of both the **Office of Historic Resources (OHR) and the Cultural Heritage Commission (CHC)**, who recommended **against** adopting the SOC.

III. LAMC Violation: Preservation Infeasibility is Not Proven

LAMC §91.106.4.5 mandates that a demolition permit for an HCM shall not be issued unless the Department first finds that "*specific economic, social or other considerations make infeasible the preservation of the building or structure*." The Staff Report's finding of economic infeasibility is based on an arbitrary and legally insufficient reliance on the owner's self-generated cost estimates.

A. Unsubstantiated and Inflated Cost Estimates

The owner's evidence is insufficient to meet the burden of proof for infeasibility:

- **Lack of Independent Verification:** The Staff Report fails to require or cite a truly **independent, neutral third-party peer review** of the owner's cost estimates, relying solely on the applicant's figures.
- **Scope Overstatement:** The cost breakdown appears to include non-essential or luxury upgrades well beyond the minimum compliance scope required by the Soft-Story Retrofit Ordinance (LAMC §91.9300 et seq.) and basic ADA accessibility. The true, mandated cost of preservation is significantly lower than the claimed "infeasible" maximum. [1]
- **Ignoring Alternatives:** The owner's estimate assumes the most expensive structural solution. The Staff Report failed to evaluate less destructive, lower-cost engineering methods routinely used on other HCMs in the City. Furthermore, the economic analysis failed to provide the cost estimates based on the **minimum scope of work for only the South Structure** (South Wing) when the compliance order was issued in March 2018.

[1] The building is fenced off and inaccessible, and building drawings are not available since LADBS does not retain drawings for 3-story or less commercial buildings built before 1978. This makes it infeasible for the public to obtain an accurate expert counter cost estimate. However, we reserve our right to submit such an estimate if and when it becomes available.

B. Self-Imposed Economic Hardship

The applicant has allowed the building to remain vacated and neglected for over eight years (since 2016). Granting demolition now effectively **rewards demolition by neglect**—allowing structural decay to create issues that are then used to justify destruction, circumventing the very protection HCM status is meant to provide.

IV. Procedural and Segmentation Flaws in the EIR Process

The EIR and subsequent LADBS determination are procedurally flawed due to **segmenting/piecemealing** the project and other due process issues.

- **Improper Segmentation (Piecemealing):** The EIR artificially limited the project scope to only the Barry Building parcel (APN No. 4404-025-008) while ignoring the surrounding assemblage of parcels that are **all owned by the same Applicant entity** (11973 San Vicente, LLC and 11991 San Vicente, LLC).

  Testimony at the 09/05/2024 CHC hearing confirmed all surrounding parcels are under the exact same ownership.

  The Applicant's control over the entire area, and public comments alluding to a **foreseeable future development project** (e.g., the Green Hollow Square footprint mentioned by Ms. Jones; comments by Sean Silva, CD 11 Field Deputy, regarding a Preservation Covenant for future development), and LADBS's own 10/15/2025 Staff Report demonstrates that the project was improperly segmented.

  This prevented a thorough analysis of the cumulative environmental effects of the entire undertaking.

  LADBS Staff itself alluded to a **foreseeable** future project when it mentions *"The removal would result in an additional vacant site that could accommodate housing or other commercially viable development in the future, built to more energy-efficient and structurally safer modern building codes, contributing to the City's Regional Housing Needs Assessment (RHNA) allocations and the City's critical housing need, or providing new commercial uses in line with smart growth policies and transit-oriented development".* (***10-15-2025 Staff Report, pp 8-9***)
- **Due Process Errors:** LADBS's initial use of the incorrect appeal form (PC-Build.Mod 00) and the restrictive language in the official LOD ("No additional information will be accepted...") created an **institutional chilling effect** on public participation, constituting a fundamental due process error.

V. Policy and Precedent

The approval of this demolition establishes a destructive City-wide precedent:

- If a designated landmark can be destroyed solely to create a speculative vacant lot for the private financial gain of an owner who allowed the property to decay, the City's entire historic preservation ordinance is rendered moot.
- This creates a **"vacant lot loophole"** that endangers all other designated historical resources facing mandatory code upgrades.

VI. Conclusion

The LADBS Staff Report dated 10-15-2025 fails to meet the legal requirements of CEQA and the Los Angeles Municipal Code.

We urge the Board to reject the Staff recommendation, recognize the procedural and substantive flaws in the determination, and protect the Barry Building (HCM #887) with the following actions:

1. **REVERSE** the actions taken by LADBS in their Letter of Determination (LOD) dated 06/06/2025 in their entirety,
2. **RESCIND** the certification of the EIR,
3. **RESCIND** the adoption of the SOC, and
4. **RESCIND** the adoption of the Mitigation Monitoring Program (MMP)
5. **REJECT** the LADBS Staff Report's recommendation to approve the demolition, and
6. **DENY** the demolition permit application under the authority of LAMC §91.106.4.5.

Thank you for your time and consideration.

Sincerely,

Robert Blue — Robert Blue

Sieglinde Kruse Blue — Sieglinde Kruse Blue

Veronica Lopez <veronica.lopez@lacity.org>

BF 250851, LADBS Board of Commissioners Meeting for 11/18/2025, Agenda Item C-1, 11973 San Vicente Blvd, Los Angeles (Barry Building HCM #887)

1 message

Bob Blue <bob.blue@live.com> Sun, Nov 16, 2025 at 6:06 PM
To: Veronica Lopez <veronica.lopez@lacity.org>
Cc: Kenneth Fong <kenneth.fong@lacity.org>, "kathryn.phelan@lacity.org" <kathryn.phelan@lacity.org>, Faruk Sezer <faruk.sezer@lacity.org>, "Corin L Kahn, Esq." <clkesq@outlook.com>, "osama.younan@lacity.org" <osama.younan@lacity.org>, Bob Blue <bob.blue@live.com>, Ziggy Kruse <ziggykruse2005@yahoo.com>, Hydee Feldstein-Soto <hydee.feldsteinsoto@lacity.org>

Subject: BF 250851, LADBS Board of Commissioners Meeting for 11/18/2025, Agenda Item C-1, 11973 San Vicente Blvd, Los Angeles (Barry Building HCM #887)

Hello Veronica,

Please add the following PDF documents to the Agenda Package for the November 18, 2025 LADBS Board of Commissioners Meeting (Item C-1), as well as to the Administrative Record regarding BF 250851.

"*2025-11-15_Alpha Structural,11973 San Vicente Blvd, OBS Estimate.pdf*"

"2025-11-15_Alpha Structural,11973 San Vicente Blvd, BACKGROUND of Alpha Structural and Albert Biskalis.pdf"

Please note that these documents are being submitted prior to the 11/18/2025 meeting and before action is taken by the LADBS Board on the Agenda Item referenced above.

Please email acknowledgement of this email and the attachment to bob.blue@live.com and ziggykruse2005@yahoo.com .

Thank you.

Sincerely,
Robert Blue and Sieglinde Kruse Blue

2 attachments

2025-11-15_Alpha Structural,11973 San Vicente Blvd, OBS Estimate.pdf
419K

2025-11-15_Alpha Structural,11973 San Vicente Blvd, BACKGROUND.pdf
123K

ALPHA STRUCTURAL INC.
LIC. #663409

8334 Foothill Blvd.
Sunland, CA 91040

alphastructural.com
info@alphastructural.com

O: 323-258-5482
F : 323-344-9366

OBSERVATION LETTER

Bob Blue
Email: bob.blue@live.com

November 15, 2025

Re: 11973 San Vicente Blvd. Los Angeles CA, 90049

This letter has been prepared for Bob Blue, as a follow-up to our site visit on November 12th, 2025, and summarizes the findings of our visit.

This letter is limited to the confirmation of mandatory retrofitting upgrades and preliminary potential costs (soft story seismic retrofitting) and is not intended to analyze the overall ability of the structure(s) to withstand future loading conditions. It should also be noted that this site visit did not include a review of original or renovation structural plans, or the benefit of a current subsurface investigation (soils report), as they were not made available. The observation was conducted on a visual basis, and no instruments were used to measure plumb or level conditions of floors or walls.

Regardless of opinions stated, written, or implied by any representative of Alpha Structural Inc., no building elements or structure obscured or covered by anything may be commented relied upon in any email, report or Observation Letter issued. This includes but is not limited to floor structures or slabs covered by carpeting or any floor covering, retaining walls covered by foliage, pools filled with water, etc. If comment is requested of us, please have these areas exposed entirely for observation.

Rough estimates were requested for the various repair options. It should be noted that these estimates are given on a "plus or minus" basis and are not actual bids. In order to acquire an exact price, an option would need to be chosen, and an accurate bid undertaken in order to ascertain the price therein.

GENERAL:

- The subject property is an 13,301 sq. ft. (approximately) two-story commercial office building originally built in 1951 according to the Los Angeles County Assessor records.
- The building is located on a relatively flat pad.
- The building is constructed on a concrete slab on grade foundation system and is separated by a courtyard in the center of the building with four wings along the northerly, southerly, easterly and westerly sides of the building. The southerly wing of the building is almost entirely open on the first level, and the above framing is supported by a series of pipe columns that support the above beams and floor framing.
- A review of a letter prepared by Russell Tanouye of Englekirk Structural Engineers, Inc., dated June 1, 2021, was performed prior to preparing this letter. The purpose of this letter was to provide retrofit schemes to bring the building into compliance with the Soft-Story retrofit ordinance. The general retrofit scheme consists of steel moment frames along the southerly wing as phase one, and strengthening walls via shear walls along the northerly, easterly, and westerly wings as phase two.

- A search into City of Los Angeles LADBS online services specifies that this building does fall into the Soft-Story retrofit program with an order to comply (OTC) date of 3/1/2018. https://www.ladbsservices2.lacity.org/OnlineServices/?service=plr

OBSERVATIONS:

- At the time of observation, the building was enclosed with temporary fences and inaccessible and only visible from the location of the enclosure fences. As a result, visibility was limited, primarily at the courtyard and northerly rear of the building.

- It was observed that both sides of the southerly wing of the building are generally open below, with pipe columns that support the above beams and floor system. This area of the structure appears to have a soft story condition. A soft story is when office/ living space occurs over a soft or weak plane.

- The easterly plane of building appears to also have a soft or weak condition as most of the wall line below appears to consist of covered openings. Photos provided by client, dated June 2015 does verify that the currently boarded up exterior walls consist of storefront/ window openings.

- The northerly plane of the building within the courtyard appears to possibly have a soft or weak plane.

- The northerly rear appears to not have a soft story condition based on limited observation, although it will need to be confirmed during the engineering and exploration phase to visually confirm all openings occurring along the lower and upper levels. Photos provided by the client provide insight to the northeasterly section/ corner of the building, however the northwesterly corner will still need to be confirmed.

RECOMMENDATIONS:

- A Soft-Story seismic retrofit is recommended. The retrofit is considered a mandatory structural upgrade per the City of Los Angeles Mandatory Retrofitting Ordinance #183893 (Mandatory Standards for Earthquake Hazard Reduction in Existing Wood-Frame Buildings with Soft, Weak, or Open-Front Walls). This would consist of complete seismic analysis to entire building, targeting (4) identifiable soft and/ or weak plane on the subject site. 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 approximately (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.
    - Estimated cost approximately, +/-$14,000. (Engineering and permit expediting.)
    - Estimated cost approximately, +/-$365,000. (Estimated construction costs are contingent upon final engineered specifications, plans and city requirements. It should be noted that the estimated cost does not include finished cosmetics of any kind as this is to be done by others.)

ALPHA STRUCTURAL INC.
LIC. #663409
8334 Foothill Blvd.
Sunland, CA 91040
alphastructural.com
info@alphastructural.com
O: 323-258-5482
F: 323-344-9366

Thank you for the opportunity to be of service. Should you or any of your authorized agents have any questions, please feel free to call or email anytime.

Sincerely,



Albert Biskalis
Alpha Structural, Inc.
General Engineering Contractors – Structural Engineers
CSLB License #663409 – Class A, B, C-8
Mobile: 323-927-2615
Office: 323-258-5482
Email: albert@alphastructural.com

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BACKGROUND & EXPERIENCE of Albert Biskalis, provided by:

Albert Biskalis, VP DEVELOPMENT and Structural Assessor

Mr. **Biskalis** has approximately 18 years of structural design/ drafting and has an Associates of Science degree in CAD Drafting/ Design. Five of those years operating in Alpha Structural' s engineering department and 3 years as a Structural Assessor. He has helped develop many soft story plans with Alpha Structural' s engineering department. HIS Registration number is 144101 SP. This license is held under Alpha Structural' s contractor license #66340

BACKGROUND & EXPERIENCE OF COMPANY

The information below is available on Alpha Structural's Website:

https://www.alphastructural.com

Servicing Los Angeles County, Orange County, Ventura County and Santa Barbara County

For over 30 years, Alpha Structural, Inc. has developed a powerful reputation as the **#1 Design/Build firm in Los Angeles and surrounding counties**. With over 850 years of combined professional experience in our engineering department alone, we can design any and all of your structural repairs and upgrades, in addition to building them. Whether it's a single-family home, a multi-family apartment building or a commercial building, we engineer and build ANY needed repairs to keep your building safe.



Source: https://www.alphastructural.com/

The Only One to Engineer & Build

We're the ONLY **Los Angeles foundation repair company** licensed to ENGINEER and BUILD any type of repair project. Whether it’s a **residential, multi-family, commercial or industrial property**, we can do any structural or geotechnical repair required. You'll work with us through the whole project, not unknown sub-contractors that you didn't hire and cannot control or predict. We can custom design the exact right solutions for you and your budget, whatever that is. We'll help you to find the right balance of achieving your goal and cost.

Soft Story Retrofitting Los Angeles

At Alpha Structural, we specialize in comprehensive **soft story retrofitting**, offering tailored solutions that meet compliance requirements while ensuring long-term structural stability. With decades of experience in *seismic retrofitting and foundation repair*, we provide property owners with expert guidance, cost-effective engineering, and seamless execution from start to finish. If your building falls under the city’s retrofitting ordinance, now is the time to take action. Strengthen your property before the next earthquake strikes.

Veronica Lopez <veronica.lopez@lacity.org>

RE: The Barry Building Demolition Project - 11973-11975 WEST SAN VICENTE BOULEVARD; BOARD FILE NO. 250851 ... For inclusion to the November 18, 2025 LADBS Board of Commissioners Meeting (Item C-1) ...

1 message

Ziggy Kruse <ziggykruse2005@yahoo.com> Sun, Nov 16, 2025 at 8:03 PM
Reply-To: Ziggy Kruse <ziggykruse2005@yahoo.com>
To: Veronica Lopez <veronica.lopez@lacity.org>
Cc: "kenneth.fong@lacity.org" <kenneth.fong@lacity.org>, "kathryn.phelan@lacity.org" <kathryn.phelan@lacity.org>, Faruk Sezer <faruk.sezer@lacity.org>, "Esq. Coryn Kahn" <clkesq@outlook.com>, "osama.younan@lacity.org" <osama.younan@lacity.org>, Ziggy Kruse <ziggykruse2005@yahoo.com>, Bob Blue <bob.blue@live.com>, Hydee Feldstein-Soto <hydee.feldsteinsoto@lacity.org>

Dear Ms. Lopez:

Please add the attached document "*2025-11-16_Blue's Rebuttal Ltr on LADBS 10-15-2025 Staff Report_FINAL*" to the Agenda Package for the November 18, 2025 LADBS Board of Commissioners Meeting (Item C-1), as well as to the Administrative Record regarding BF 250851.

Please email acknowledgement of this email and the attachment to ziggykruse2005@yahoo.com and bob.blue@live.com.

Thank you.

Sincerely,
Sieglinde Kruse Blue and Robert Blue

2025-11-16_Blue's Rebuttal Ltr on LADBS 10-15-2025 Staff Report_FINAL.pdf
174K

Robert Blue & Sieglinde Kruse Blue
Los Angeles, CA 90049
bob.blue@live.com ziggykruse2005@yahoo.com

November 16, 2025

VIA EMAIL ONLY

Board of Building and Safety Commissioners
Attn: Veronica Lopez, Board Secretary
201 North Figueroa Street, Suite 1030
Los Angeles, CA 90012
veronica.lopez@lacity.org

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

Subject: Formal Comment Letter and Objections to 10-15-2025 Staff Report in response to our July 20, 2025 Comment letter in support of the July 8, 2025 Appeal (Historic-Cultural Monument No. LA-887) of the Letter of Determination

Dear Board President Stevens and Commissioners:

I. Introduction and Context

This letter serves as our formal public comments and full rebuttal to the findings and recommendations contained within the Los Angeles Department of Building and Safety (LADBS) Staff Report dated October 15, 2025, which was prepared in response to the Appeal filed on July 8, 2025, by Angelenos for Historic Preservation (BF 250851).

II. Objections to LADBS Actions and Rebuttal of LADBS Staff Responses to our July 20, 2025 public comment letter, which was submitted in support of the July 08, 2025 appeal

The following sections address the fundamental, procedural, and environmental flaws in the LADBS's actions documented in the June 6,

2025, Letter of Determination, and provide our counter-response to the Department's justifications provided in the LADBS Staff Report dated 10/15/2025 response.

A. Finding 1: Lack of Institutional and Signatory Authority for CEQA Actions (Countering LADBS Response to Supplemental Issue No. 1)

LADBS Staff Report Response to Supplemental Issue No. 1: LADBS is the decision-maker per LAMC 91.106.4.5 and is therefore responsible for the CEQA actions (EIR Certification/SOC Adoption).

Rebuttal:

1. **Certification Authority vs. Permit Finding: LADBS as Responsible Agency:** The role of certifying a complex Environmental Impact Report (EIR) and adopting a Statement of Overriding Considerations (SOC) belongs to the "Lead Agency," defined by **Public Resources Code (PRC) § 21067** and **CEQA Guidelines § 15051** as the agency with the principal responsibility for approving the project *as a whole* (usually the Planning Department). LADBS's responsibility under LAMC 91.106.4.5 is a limited, specific finding, making it a "Responsible Agency" under CEQA Guidelines, not the certifying Lead Agency.

2. **Unprecedented Action as Policy Flaw:** The Department's admission that this is the "first of its kind" is precisely the problem. It demonstrates LADBS's lack of experience and institutional framework to handle the procedural rigor and policy implications of certifying an EIR and adopting an SOC related to a Historic-Cultural Monument. The lack of precedent means this decision creates an environmental policy that should be made by a lead agency with relevant, demonstrated expertise.

3. **Conflict with City Experts:** The LADBS signatory overrode the City's subject matter experts (OHR and CHC) without possessing the commensurate CEQA-related qualifications, rendering the certification and SOC adoption procedurally unsound and void of necessary environmental expertise.

B. Finding 2: Establishment of a Dangerous and Unprecedented Precedent and Insufficient SOC Justification (Countering LADBS Justification for SOC)

LADBS Staff Report Response to Supplemental Issue No. 2: The LOD effectively authorizes the demolition of a Historic Cultural Monument (HCM #887, the Barry Building) *without* an approved replacement project.

Rebuttal:

1. **SOC Justification is Insufficient (Lack of Substantial Evidence):** The LADBS's justification for the Statement of Overriding Considerations (SOC) is weak, stating the unavoidable impact (loss of HCM) is outweighed by the **speculative future benefit** of a "vacant site that could accommodate housing or other commercially viable development." **CEQA Guidelines § 15093** and **PRC § 21081(b)** require that the SOC be supported by **substantial evidence in the record.** A generic claim of potential future housing or commercial use on a vacant lot, without an approved, specific project, does not meet the high threshold of "specific economic, legal, social, technological, or other considerations" required to override the certain, significant, and unavoidable loss of a unique, irreplaceable cultural resource under CEQA.

2. **"First Ever" Action & Threat to HCMs:** The approval establishes a dangerous precedent that immediately threatens the integrity and future viability of all Historic Cultural Monuments across the City. The very act of demolishing an HCM without a replacement project fundamentally alters the policy landscape and makes future demolitions easier to justify, contrary to the City's preservation goals.

3. **Abuse of Discretion:** If the City of Los Angeles granted a demolition permit for one HCM due to documented financial hardship related to seismic compliance but then **denied an identical request** from a different HCM owner, the denial could be challenged as an **abuse of discretion.** The owner would argue that the

City's decision-making process was **inconsistent** and that the denial was not based on substantial evidence or clear policy, especially when a similar, precedent-setting case was approved.

4. **Regulatory Taking:** A more direct and powerful challenge is a claim of a **regulatory taking** under the Fifth Amendment of the U.S. Constitution, which requires "just compensation" if private property is taken for public use. The owner would argue that the City's denial of the demolition permit, coupled with the prohibitive cost of mandated seismic retrofitting, effectively deprives them of all economically viable use of the property. They are being forced to preserve the HCM for the public's benefit without just compensation for the significant financial burden. The fact that the City previously acknowledged the financial hardship in a similar case (by granting the first demolition) would be a critical piece of evidence supporting the second owner's claim that the cost does render the property economically unviable.

5. **Socio-Economic Flaw:** The decision prioritizes a vague future financial benefit to the applicant over the certified cultural value of the resource, which is inherently contrary to the stated goals of historic preservation and environmental protection.

C. Finding 3: Due Process, Bias, and Procedural Impediments (Countering LADBS Responses to Supplemental Issues No. 2a, 2b, and 2c)

LADBS Staff Report Response to Supplemental Issue No. 2a, 2b, and 2c: The LOD provided a flawed process for public appeal and the decision-making process was compromised by bias.

Rebuttal:

1. **Inappropriate Appeal Form (Countering Response 2a):** LADBS's use of the **PC-Build.Mod 00** form is a fundamental due process error. Forcing appellants to use a *building code modification* form for a **CEQA Appeal** created an unreasonable and confusing hurdle. The fact

that an appeal was ultimately filed does not remedy the procedural flaw that violated the public's right to fairness and access.

2. **Restriction of Comments (Countering Response 2b):** The initial, restrictive language in the official LOD ("No additional information will be accepted...") created an institutional chilling effect on public participation and comment. An *after-the-fact email clarification* is an inadequate remedy for a serious procedural defect embedded in the official appeal document itself.

3. **Councilmember Bias Must Be Addressed (Countering Response 2c):** When the City Council hears the CEQA appeal, it acts in a **quasi-judicial** capacity, requiring neutrality and impartiality. The bias and prejudgment demonstrated by Councilmember Traci Park (via prior public statements and actions supporting demolition) are highly relevant. This behavior is grounds for invalidating the final decision, even if the vote is not outcome-determinative, under the common law bias rule affirmed in California case law such as ***Petrovich Development Company, LLC v. City of Sacramento***. LADBS's dismissal of this issue ignores the full legal scope of the due process concern for the future appeal process.

III. Summary and Request for Action

Based on the evidence of flawed procedure, institutional lack of authority, violation of due process rights, and significant threat to the City's historic resources, we believe the actions taken by LADBS in the June 6, 2025 Letter of Determination are invalid and must be reversed.

We therefore request that the LADBS Board of Commissioners do the following:

1. **REVERSE** the actions taken by LADBS in their Letter of Determination (LOD) dated 06/06/2025 in their entirety,
2. **RESCIND** the certification of the EIR,
3. **RESCIND** the adoption of the SOC, and
4. **RESCIND** the adoption of the Mitigation Monitoring Program

(MMP)

5. **REJECT** the LADBS Staff Report's recommendation to approve the demolition, and

6. **DENY** the demolition permit application under the authority of LAMC §91.106.4.5.

Thank you for your consideration.

Sincerely,

Robert Blue
Robert Blue

Sieglinde Kruse Blue
Sieglinde Kruse Blue

Veronica Lopez <veronica.lopez@lacity.org>

RE: The Barry Building Demolition Project - 11973-11975 WEST SAN VICENTE BOULEVARD; BOARD FILE NO. 250851 ... PowerPoint for inclusion to the November 18, 2025 LADBS Board of Commissioners Meeting (Item C-1) ...

1 message

Ziggy Kruse <ziggykruse2005@yahoo.com> Sun, Nov 16, 2025 at 11:53 PM
Reply-To: Ziggy Kruse <ziggykruse2005@yahoo.com>
To: Veronica Lopez <veronica.lopez@lacity.org>
Cc: "kenneth.fong@lacity.org" <kenneth.fong@lacity.org>, "kathryn.phelan@lacity.org" <kathryn.phelan@lacity.org>, Faruk Sezer <faruk.sezer@lacity.org>, "Esq. Coryn Kahn" <clkesq@outlook.com>, "osama.younan@lacity.org" <osama.younan@lacity.org>, Hydee Feldstein-Soto <hydee.feldsteinsoto@lacity.org>, Bob Blue <bob.blue@live.com>, Ziggy Kruse <ziggykruse2005@yahoo.com>

Dear Ms. Lopez:

Please add the attached PowerPoint presentation (in both PowerPoint and PDF format), to the Agenda Package for the November 18, 2025 LADBS Board of Commissioners Meeting (Item C-1), as well as to the Administrative Record regarding BF 250851.

The file name is "2025-11-16_The Blue's LADBS_Rebuttal_HCM_887_BF 250851_Final".

Also, this email is our follow up request for an opportunity to present our rebuttal arguments and evidence regarding the LADBS Staff Report dated October 15, 2025 at the November 18, 2025 LADBS' Board of Commissioners Hearing.

As a friendly reminder, and since LADBS staff addressed our letter directly, we would like to have a fair and equal opportunity to respond and rebut the LADBS' staff report during the public hearing, **independently** of the appellant's presentation.

Please email acknowledgement of this email and the attachment to ziggykruse2005@yahoo.com and bob.blue@live.com.

Thank you.

Sincerely,
Sieglinde Kruse Blue and Robert Blue

2 attachments

2025-11-16_The Blue's LADBS_Rebuttal_HCM_887_BF 250851_Final.pdf
521K

2025-11-16_The Blue's LADBS_Rebuttal_HCM_887_BF 250851_Final.pptx
964K

Los Angeles Department of Building and Safety

LADBS Board of Commissioners Meeting

Tuesday, November 18, 2025

Rebuttal to LADBS Staff Report

BF 250851 | HCM #887 (The Barry Building)

Presented by Bob Blue and Ziggy Kruse Blue

Introduction and Context

Rebuttal to the LADBS Staff Report's "Findings" regarding the 07-20-2025 Public Comment Letter

This presentation serves as a formal public comment and rebuttal to the LADBS Staff Report dated October 15, 2025.

We will address the fundamental, procedural, and environmental flaws in the Department's actions and justifications.



Finding 1:
Lack of CEQA Authority

LADBS's action to certify the EIR/SOC is procedurally unsound.

Rebuttal to Finding 1

- **Lead vs. Responsible Agency**: LADBS is a "Responsible Agency" (per CEQA Guidelines) with a limited role. It lacks the authority of a "Lead Agency" (like Planning Dept.) to certify a complex EIR and adopt an SOC.
- **"First of its kind" is a Flaw**: The Department's admission of "no precedent" confirms its lack of institutional experience and framework to handle this major environmental policy action.
- **Conflict with City Experts**: The LADBS signatory overrode the City's own subject matter experts (OHR and CHC) without possessing the commensurate CEQA-related qualifications.

Finding 2:
A Dangerous Precedent

The justification for demolition fails, and the action creates significant legal threats.

Rebuttal to Finding 2 (Part A): Insufficient SOC

LADBS Justification

The SOC is justified by the "speculative future benefit of a vacant site that could accommodate housing or other commercially viable development."

Our Rebuttal

This is not substantial evidence. CEQA § 15093 requires specific, evidence-based findings, not generic potential. This weak justification cannot override the **certain, significant, and unavoidable** loss of an irreplaceable HCM.

Rebuttal to Finding 2 (Part B): Legal Threats

- **Threatens All HCMs**: This "first ever" approval to demolish an HCM without a replacement project fundamentally weakens preservation policy city-wide.
- **Creates "Abuse of Discretion"**: If the City approves this, how can it legally deny a similar request from another HCM owner citing financial hardship? This creates an inconsistent and challengeable standard.
- **Invites "Regulatory Taking" Claims**: A future owner, if denied, will make a 5th Amendment claim, citing this case as precedent that seismic retrofit costs render the property economically unviable.

Finding 3:
Due Process Violations

The public's right to a fair and accessible process was violated.

Rebuttal to Finding 3



Inappropriate Appeal Form

Forcing a complex CEQA appeal onto a building code modification form (PC-Build.Mod 00) created an unreasonable and confusing hurdle.



Restriction of Comments

The official LOD stated "No additional information will be accepted." This had an institutional "chilling effect" on public participation.



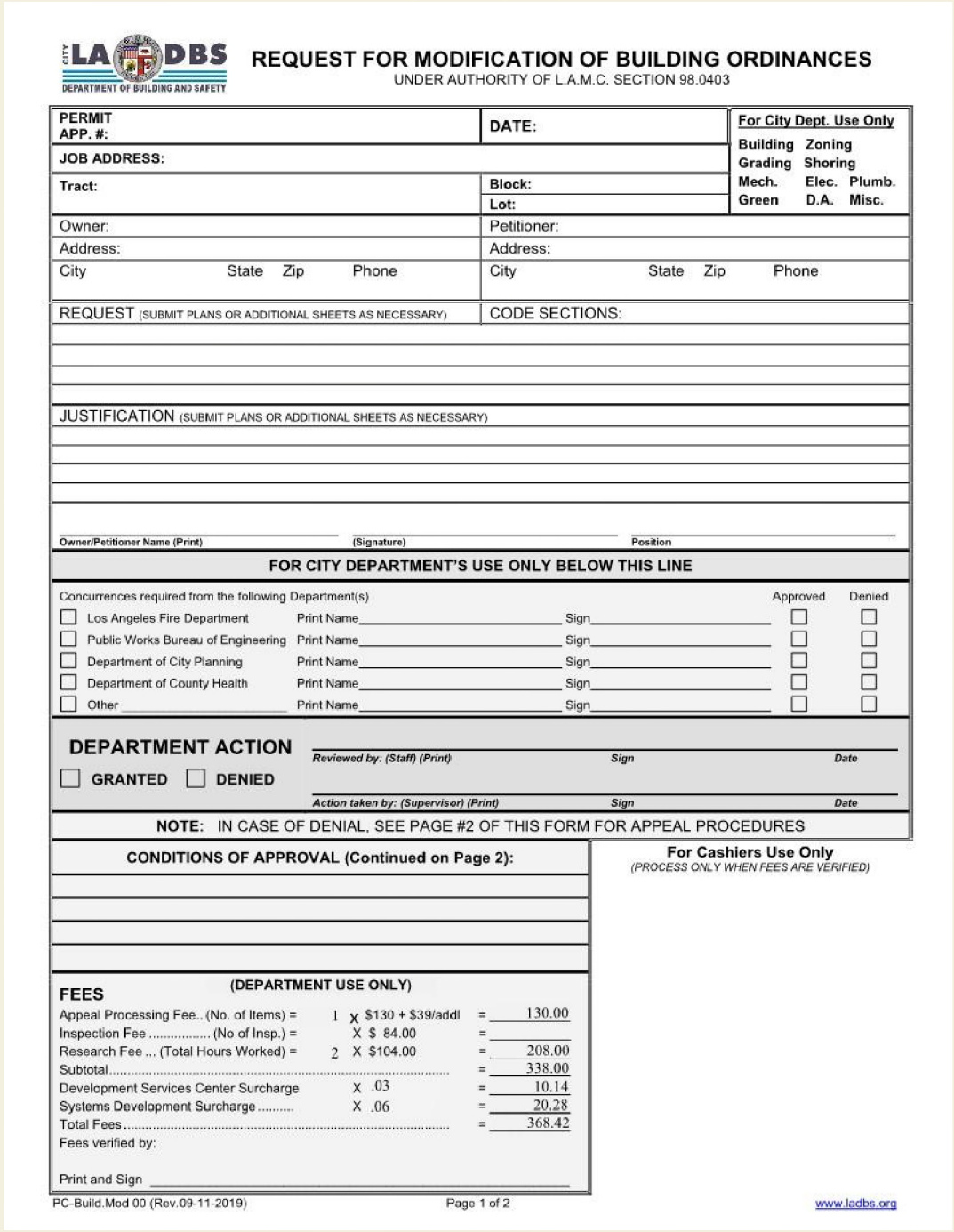
Councilmember Bias

The City Council must act in a quasi-judicial capacity. Demonstrated bias (per *Petrovich v. Sacramento*) is grounds for invalidating the final decision.

Rebuttal to Finding 3

Inappropriate Appeal Form

Forcing a complex CEQA appeal onto a building code modification form (PC-Build.Mod 00) created an unreasonable and confusing hurdle.



LA DBS DEPARTMENT OF BUILDING AND SAFETY

REQUEST FOR MODIFICATION OF BUILDING ORDINANCES
UNDER AUTHORITY OF L.A.M.C. SECTION 98.0403

PERMIT APP. #:	DATE:	For City Dept. Use Only: Building Zoning; Grading Shoring; Mech. Elec. Plumb.; Green D.A. Misc.
JOB ADDRESS:		
Tract:	Block: / Lot:	
Owner:	Petitioner:	
Address:	Address:	
City State Zip Phone	City State Zip Phone	

REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY) — CODE SECTIONS:

JUSTIFICATION (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)

Owner/Petitioner Name (Print) (Signature) Position

FOR CITY DEPARTMENT'S USE ONLY BELOW THIS LINE

Concurrences required from the following Department(s)		Approved	Denied
☐ Los Angeles Fire Department	Print Name Sign	☐	☐
☐ Public Works Bureau of Engineering	Print Name Sign	☐	☐
☐ Department of City Planning	Print Name Sign	☐	☐
☐ Department of County Health	Print Name Sign	☐	☐
☐ Other	Print Name Sign	☐	☐

DEPARTMENT ACTION
☐ GRANTED ☐ DENIED
Reviewed by: (Staff) (Print) Sign Date
Action taken by: (Supervisor) (Print) Sign Date

NOTE: IN CASE OF DENIAL, SEE PAGE #2 OF THIS FORM FOR APPEAL PROCEDURES

CONDITIONS OF APPROVAL (Continued on Page 2):

For Cashiers Use Only
(PROCESS ONLY WHEN FEES ARE VERIFIED)

FEES (DEPARTMENT USE ONLY)

Appeal Processing Fee.. (No. of Items) =	1	X $130 + $39/addl	= 130.00
Inspection Fee ..... (No of Insp.) =		X $ 84.00	=
Research Fee ... (Total Hours Worked) =	2	X $104.00	= 208.00
Subtotal			= 338.00
Development Services Center Surcharge		X .03	= 10.14
Systems Development Surcharge		X .06	= 20.28
Total Fees			= 368.42

Fees verified by:

Print and Sign

PC-Build.Mod 00 (Rev.09-11-2019) Page 1 of 2 www.ladbs.org

Rebuttal to Finding 3

Restriction of Comments

The official LOD stated "No additional information will be accepted." This had an institutional "chilling effect" on public participation.

instruct the appellant how to complete the form.

The appellant must itemize the grounds for the appeal, along with applicable LAMC sections, on the Appeal Form. The Request for Modification Form and any evidence supporting the appeal, such as photographs and correspondence should be submitted as an attachment to the appeal form.

No additional information will be accepted by the Department after the appeal form has been submitted unless a new appeal form is filed and applicable fees are paid.

3. REVIEW OF APPEAL FORMS AND FEE FOR WRITTEN REPORT

The Manager shall review the appeal package for completeness. If the Manager determines that the form and all attachments clearly state the grounds for the appeal and cannot be approved administratively, the Manager shall complete the fees portion on page two of the Request for Modification form as outlined in LAMC Section 98.0403 (b) and refer the customer to cashiers with (3) copies. Filling fees are based on the subject of the request as set forth in Tables 4A or 4B plus $104.00 for (1) hour of research.

4. ROUTE ORIGINAL APPEAL PACKAGE

After the fees are paid, the appellant shall return the original appeal package and a copy of the paid request for modification form to the Manager. The Manager shall ensure that the appellant's original appeal package is hand delivered to the Commission Office. The Commission staff shall log the appeal by assigning a case number, creating a case file and assigning the case to the responsible manager.

5. WRITTEN DETERMINATION

The Manager assigned to the case shall prepare a report and presentation setting forth the justifications and findings for LADBS's determination, specifically addressing the appellant's issues. The report shall be completed within 60 days from the date of the appeal's submittal and the item shall be scheduled for the next available BBSC hearing date. For complex requests, additional time may be required to complete the report.

6. NOTIFICATION OF PUBLIC HEARING

When the appeal is scheduled for a hearing before the BBSC, the Commission staff shall notify the appellant through a written notice at least ten days prior to the date of the hearing. The notice shall be given by email or U.S. mail.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

Rebuttal to Finding 3



Councilmember Bias

The City Council must act in a quasi-judicial capacity. Demonstrated bias (see ***Petrovich v. Sacramento***) is grounds for invalidating the final decision.

Excerpts from Councilmember Traci Park's (CD-11) Venice Field Deputy Sean Silva **prior** to hearing from the Commissioners at the 09-05-2024 Cultural Heritage Commission hearing:

"… 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."*

"… ***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."*

Summary & Request for Action

The LADBS's actions are invalid and must be reversed.

Our Formal Request (The "Ask")

We request the Board of Commissioners take the following 6 actions:

- **REVERSE** the 06/06/2025 Letter of Determination (LOD).
- **RESCIND** the EIR Certification.
- **RESCIND** the SOC Adoption.
- **RESCIND** the Mitigation Monitoring Program (MMP).
- **REJECT** the LADBS Staff Report's recommendation.
- **DENY** the demolition permit.

Thank You