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)

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[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

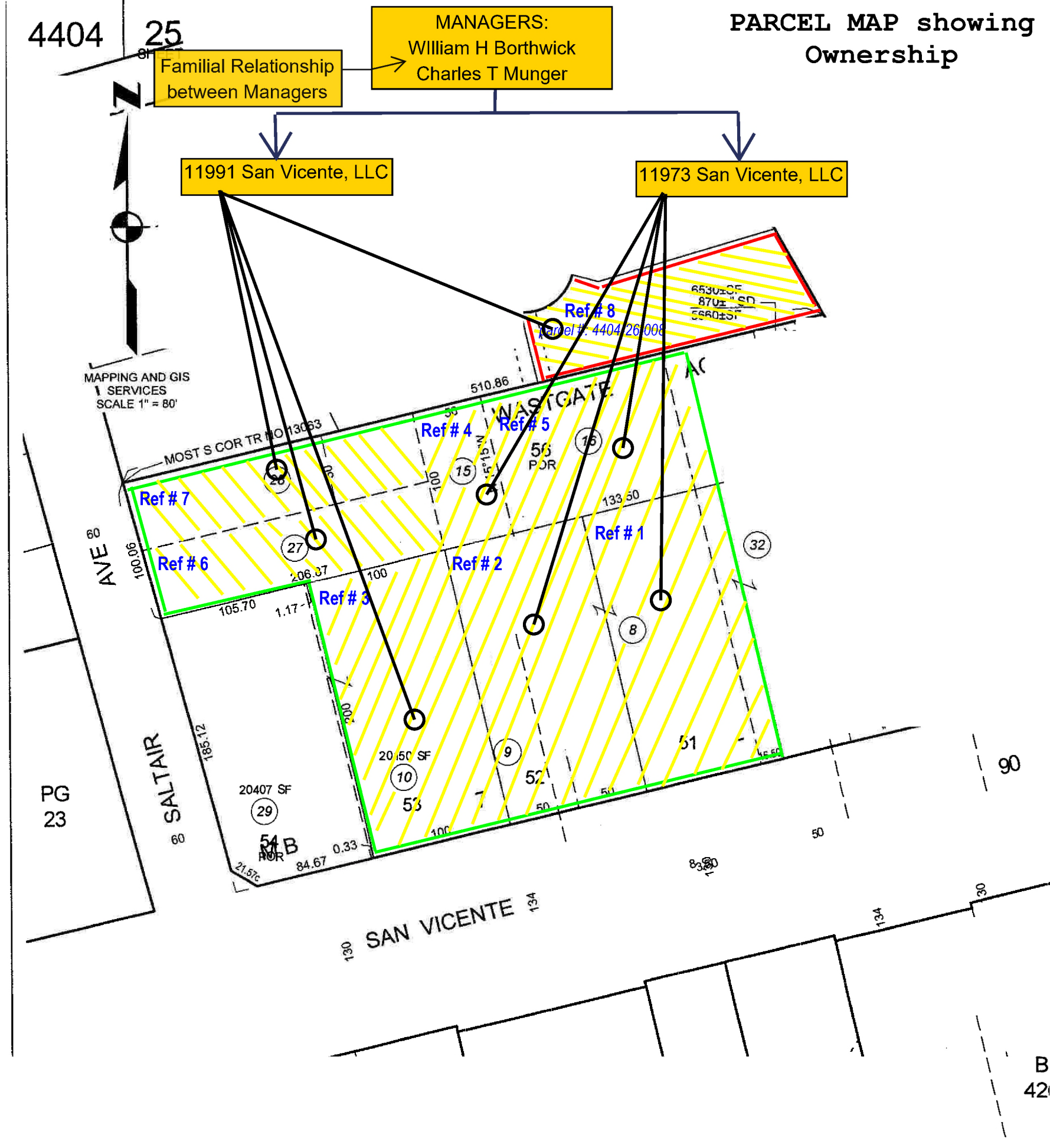
☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

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

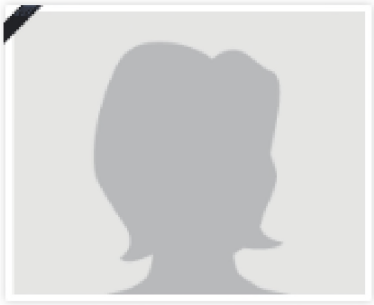


ATTACHMENT
D

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

California Office of Historic Preservation

1725 23rd Street, Ste 100
Sacramento, CA 95816-7100

Phone: 916-445-7000
Fax: 916-445-7053
E-mail:

Visit us online!

www.ohp.parks.ca.gov



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

veronica.lopez@lacity.org,faruk.sezer@lacity.org

veronica.lopez@lacity.org November 3, 2025 6:10 AM

Hope you are feeling better.

faruk.sezer@lacity.org November 3, 2025 7:56 AM

Thank you!

veronica.lopez@lacity.org November 3, 2025 2:03 PM

Faruk, can you resend the barry building staff report. The petitioner has notified me the several pages are corrupted started on pdf page 26.

Edited **veronica.lopez@lacity.org** November 3, 2025 2:04 PM

Faruk, can you resend the barry building staff report. The petitioner has notified me several pages are corrupted started on pdf page 26.

faruk.sezer@lacity.org November 3, 2025 2:05 PM

Yes Let me see what happenned to the file

faruk.sezer@lacity.org November 3, 2025 2:15 PM

HI Veronica I tired multiple tmes before too and once I finished creating one PDF it looks all ok but whenever I save it it messes up all the characters. Can I send you the files as separate exhibit files?

veronica.lopez@lacity.org November 3, 2025 2:18 PM

Are you in the office?

veronica.lopez@lacity.org,faruk.sezer@lacity.org

Are you in the office?

Edited **veronica.lopez@lacity.org** November 3, 2025 2:19 PM

I prefer not. Are you in the office?

faruk.sezer@lacity.org November 3, 2025 2:19 PM

BBSC Barry Building Appeal Staff Report-10-15-2025 Signed reduced.pdf (29.6 MB) Download

faruk.sezer@lacity.org November 3, 2025 2:20 PM

can you check this on your end?

faruk.sezer@lacity.org November 3, 2025 2:20 PM

yes I am in the office

veronica.lopez@lacity.org November 3, 2025 2:20 PM

checking..

faruk.sezer@lacity.org November 3, 2025 2:21 PM

I think now it is ok. I save it as reduced PDF

veronica.lopez@lacity.org November 3, 2025 2:21 PM

I think so.

veronica.lopez@lacity.org,faruk.sezer@lacity.org

veronica.lopez@lacity.org September 16, 2025 1:40 PM

Hi Faruk, no one has wanted to review the Barry Building appeal.

veronica.lopez@lacity.org September 16, 2025 1:41 PM

I sent it to Devin and he said to email to Allen.

veronica.lopez@lacity.org September 16, 2025 1:41 PM

Allen said he was not comfortable reviewing it.

veronica.lopez@lacity.org September 16, 2025 1:41 PM

So, Devin you can review it once you get back from vacation.

Edited **veronica.lopez@lacity.org** September 16, 2025 1:41 PM

So, Devin said you can review it once you get back from vacation.

veronica.lopez@lacity.org September 16, 2025 1:42 PM

We need it reviewed asap. It has been more than 60 days.

faruk.sezer@lacity.org September 16, 2025 2:38 PM

Will do

veronica.lopez@lacity.org,faruk.sezer@lacity.org

faruk.sezer@lacity.org September 16, 2025 2:39 PM

It is my first day after VC and i will review this week asap.

veronica.lopez@lacity.org September 16, 2025 2:39 PM

Thank you!

veronica.lopez@lacity.org September 16, 2025 2:40 PM

Hope you enjoyed your time off.

faruk.sezer@lacity.org September 16, 2025 2:52 PM

can you send me the appeal package

veronica.lopez@lacity.org September 16, 2025 2:53 PM

Yes.

veronica.lopez@lacity.org September 16, 2025 2:54 PM

BF 250851 - Original Submission.pdf (6.4 MB) Download

veronica.lopez@lacity.org September 16, 2025 2:56 PM

Do you also want the correspondence received from the owner's attorney and Ziggy?

veronica.lopez@lacity.org,faruk.sezer@lacity.org

veronica.lopez@lacity.org September 16, 2025 2:56 PM

Do you also want the correspondence received from the owner's attorney and Ziggy?

faruk.sezer@lacity.org September 16, 2025 3:02 PM

Yes, please

veronica.lopez@lacity.org September 16, 2025 3:03 PM

BF 250851 - Correspondence from Property Owner (Letter to Osama Younan LA Dept of Building Safety (07.22.25)).pdf (335.4 KB) Download

veronica.lopez@lacity.org September 16, 2025 3:03 PM

BF 250851 - Correspondence from Ziggy and Bob Blue.pdf (12.6 MB) Download

veronica.lopez@lacity.org September 16, 2025 3:08 PM

BF 2500851 - Correspondence (2023-11-06_Rebuttal and Comment Letter on Barry Building Final EIR_FINAL).pdf (3.8 MB) Download

veronica.lopez@lacity.org September 16, 2025 3:10 PM

Correspondence from the Blue's attorney:

veronica.lopez@lacity.org September 16, 2025 3:10 PM

BF 2500851 - Correspondence (2024-03-05_Corin Kahn's SUPPLEMENTAL Comments_ENV-2019-6645- EIR_11973 San Vicente Blvd_ Los Angeles, CA 90049).pdf (249 KB) Download

craig.bullock@lacity.org,veronica.lopez@lacity.org

craig.bullock@lacity.org July 10, 2025 8:38 AM

Good morning! I hope you are well. Could you please let me know if there are appeals for the Barry Building, located at 11973 San Vicente Blvd. Faruk indicated he knew of one appeal but he is in training and suggested I reach out to you. Thanks!

veronica.lopez@lacity.org July 10, 2025 10:13 AM

Hi Craig, I am in the same training.

veronica.lopez@lacity.org July 10, 2025 10:13 AM

We have received one.

craig.bullock@lacity.org July 10, 2025 10:15 AM

Sorry! Thanks for the response.

veronica.lopez@lacity.org July 10, 2025 10:20 AM

You're welcome.

craig.bullock@lacity.org,faruk.sezer@lacity.org

craig.bullock@lacity.org July 10, 2025 8:18 AM

Good morning! I hope you are well. I was hoping you might have a few minutes to touch base today for a quick call.

faruk.sezer@lacity.org July 10, 2025 8:32 AM

Hi Craig, I am all day in-person training. You may chat with me here, and I will try to get back to you.

craig.bullock@lacity.org July 10, 2025 8:34 AM

Thanks for the quick response. I appreciate it. I was following up to see if there were any appeals to the Barry Building, located at 11973 San Vicente Blvd.

faruk.sezer@lacity.org July 10, 2025 8:36 AM

Yes there is one as far as i know and @Veronica Lopez is the one receiving appeals

craig.bullock@lacity.org July 10, 2025 8:36 AM

Thanks! I will reach out.

craig.bullock@lacity.org July 10, 2025 8:36 AM

Have a good day!

faruk.sezer@lacity.org July 10, 2025 8:46 AM

Thanks, you too!

Public Hearing: 11973-11975 W. San Vicente Blvd

jstapleton@preservationlawyers.com Jeanie Stapleton Monday, November 17, 2025 at 4:02:48 PM Pacific Standard Time

To: veronica.lopez@lacity.org Veronica Lopez
Cc: kenneth.fong@lacity.org, kathryn.phelan@lacity.org, osama.younan@lacity.org, faruk.sezer@lacity.org, susanbh@me.com Susan Brandt-Hawley

Dear Ms. Lopez –

Attached please find responses to staff's presentation of issues for the November 18, 2025 hearing. Please confirm your receipt.

Thank you very much.
– Jeanie

Jeanie Stapleton
Brandt-Hawley Law Group
PO Box 1659
Glen Ellen CA 95442
707-938-3900

Attachments:

Angelenos Appeal Responses to Staff Issues.pdf 294k

---

veronica.lopez@lacity.org Veronica Lopez Monday, November 17, 2025 at 4:12:48 PM Pacific Standard Time
To: jstapleton@preservationlawyers.com Jeanie Stapleton
Cc: kenneth.fong@lacity.org, kathryn.phelan@lacity.org, osama.younan@lacity.org, faruk.sezer@lacity.org, susanbh@me.com Susan Brandt-Hawley

Received. 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, Nov 17, 2025 at 4:03 PM Jeanie Stapleton <jstapleton@preservationlawyers.com> wrote:

> Dear Ms. Lopez –
>
> Attached please find responses to staff's presentation of issues for the November 18, 2025 hearing. Please confirm your receipt.
>
> Thank you very much.
> – Jeanie
>
> Jeanie Stapleton
> Brandt-Hawley Law Group
> PO Box 1659
> Glen Ellen CA 95442
> 707-938-3900

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

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)

bob.blue@live.com Bob Blue Sunday, November 16, 2025 at 6:06:22 PM Pacific Standard Time
To: veronica.lopez@lacity.org Veronica Lopez
Cc: kenneth.fong@lacity.org Kenneth Fong, kathryn.phelan@lacity.org kathryn.phelan@lacity.org, faruk.sezer@lacity.org Faruk Sezer, clkesq@outlook.com Corin L Kahn, Esq., osama.younan@lacity.org osama.younan@lacity.org, bob.blue@live.com Bob Blue, ziggykruse2005@yahoo.com Ziggy Kruse, hydee.feldsteinsoto@lacity.org Hydee Feldstein-Soto

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

Attachments:

2025-11-15_Alpha Structural,11973 San Vicente Blvd, OBS Estimate.pdf 418k

2025-11-15_Alpha Structural,11973 San Vicente Blvd, BACKGROUND.pdf 123k

veronica.lopez@lacity.org Veronica Lopez Monday, November 17, 2025 at 7:25:32 AM Pacific Standard Time
To: bob.blue@live.com Bob Blue

Cc: kenneth.fong@lacity.org Kenneth Fong, kathryn.phelan@lacity.org kathryn.phelan@lacity.org, faruk.sezer@lacity.org Faruk Sezer, clkesq@outlook.com Corin L Kahn, Esq., osama.younan@lacity.org osama.younan@lacity.org, ziggykruse2005@yahoo.com Ziggy Kruse, hydee.feldsteinsoto@lacity.org Hydee Feldstein-Soto

Received, 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

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On Sun, Nov 16, 2025 at 6:06 PM Bob Blue <bob.blue@live.com> wrote:

> 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)
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> 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

ALPHA STRUCTURAL INC.
LIC. #663409

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.

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O: 323-258-5482
F : 323-344-9366

ALPHA STRUCTURAL INC.
LIC. #663409

- 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.)

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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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F: 323-344-9366

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.

Materials for Board File No. 250851 (Item #1 – 11973–11975 W. San Vicente Blvd.)

mike@afriat.com Mike Ai Thursday, November 13, 2025 at 11:51:45 AM Pacific Standard Time
To: veronica.lopez@lacity.org Veronica Lopez
Cc: ladbs_commissionoffice@lacity.org LADBS Commission Office

Hi Veronica,

Attached please find our slide deck in response to the Petitioner. Ed Casey from our team will be presenting this, and we would appreciate it if you could add the deck to the board file for **Item # 1:11973–11975 West San Vicente Boulevard; Board File No. 250851.** Also attached are the consolidated letters of support for the demolition of the Barry Building, which we also request be added to the same board file (**Board File No. 250851)**.

Lastly, Lauren Cole, President of the South Brentwood Residents Association (SBRA), is planning to attend the hearing. Attached is SBRA's statement. She asked whether she would be able to participate under:

1. **PRESENTATION BY NEIGHBORHOOD COUNCIL REPRESENTATIVES ON ANY NEIGHBORHOOD COUNCIL RESOLUTION, OR COMMUNITY IMPACT STATEMENT FILED WITH THE CITY CLERK, WHICH RELATES TO ANY AGENDA ITEM LISTED OR BEING CONSIDERED ON THIS AGENDA.**

Could you please let us know if and how she may participate under this portion of the agenda? Also please write back to confirm receipt.

Thank you very much,

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

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Attachments:

image001.png 882

image002.png 859

Barry Building Demolition - Letters of Support -CONSOLIDATED - 11.18.25.pdf 17M

Applicant's Response to Appeal of DBS Approval of Demolition Permit 11.18.25 (FINAL) - Board File No. 250851.pdf 177k

42. Lauren Cole (SBRA) - Letter of Support - Barry Building Demolition 11.12.25.pdf 323k

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veronica.lopez@lacity.org Veronica Lopez Thursday, November 13, 2025 at 12:33:15 PM Pacific Standard Time

To: mike@afriat.com Mike Ai
Cc: ladbs_commissionoffice@lacity.org LADBS Commission Office

Good Afternoon Mike,

Received and thank you. They will be added to the board file.

Only L.A. City Neighborhood Councils can participate under Section A.

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

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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 Thu, Nov 13, 2025 at 11:52 AM Mike Ai <mike@afriat.com> wrote:

> Hi Veronica,
>
> Attached please find our slide deck in response to the Petitioner. Ed Casey from our team will be presenting this, and we would appreciate it if you could add the deck to the board file for **Item # 1:11973–11975 West San Vicente Boulevard; Board File No. 250851.** Also attached are the consolidated letters of support for the demolition of the Barry Building, which we also request be added to the same board file (**Board File No. 250851)**.
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image001.png 882

image002.png 859

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mike@afriat.com Mike Ai Thursday, November 13, 2025 at 12:36:12 PM Pacific Standard Time
To: veronica.lopez@lacity.org Veronica Lopez
Cc: ladbs_commissionoffice@lacity.org LADBS Commission Office

Thank you for checking Veronica. We look forward to the hearing.

Mike Ai

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From: Veronica Lopez <veronica.lopez@lacity.org>
Sent: Thursday, November 13, 2025 12:33 PM
To: Mike Ai <mike@afriat.com>
Cc: LADBS Commission Office <ladbs_commissionoffice@lacity.org>
Subject: Re: Materials for Board File No. 250851 (Item #1 – 11973–11975 W. San Vicente Blvd.)

Good Afternoon Mike,

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Only L.A. City Neighborhood Councils can participate under Section A.

Best,

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Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
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image002.png 859

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mike@afriat.com Mike Ai Tuesday, November 18, 2025 at 12:34:11 PM Pacific Standard Time
To: veronica.lopez@lacity.org Veronica Lopez
Cc: ladbs_commissionoffice@lacity.org LADBS Commission Office

Hi Veronica,

I'm sharing the attached letter referenced during today's B&S Commission hearing. Please add it to Item C.1, Board File No. 250851 (Item #1 – 11973–11975 W. San Vicente Blvd). With the Board's action today to issue the demolition permit (3–0), we'd like to understand the next steps in the process. Is an official letter or staff report issued following the hearing? I also wanted to reconfirm the procedure moving forward in the event of an appeal. Could you please advise? Thank you again for your assistance.

Best regards,

Mike Ai

Senior Director of Public Affairs

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From: Mike Ai
Sent: Thursday, November 13, 2025 12:36 PM
To: Veronica Lopez <veronica.lopez@lacity.org>
Cc: LADBS Commission Office <ladbs_commissionoffice@lacity.org>
Subject: RE: Materials for Board File No. 250851 (Item #1 – 11973–11975 W. San Vicente Blvd.)

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From: Veronica Lopez <veronica.lopez@lacity.org>
Sent: Thursday, November 13, 2025 12:33 PM
To: Mike Ai <mike@afriat.com>
Cc: LADBS Commission Office <ladbs_commissionoffice@lacity.org>
Subject: Re: Materials for Board File No. 250851 (Item #1 – 11973–11975 W. San Vicente Blvd.)

Good Afternoon Mike,

Received and thank you. They will be added to the board file.

Only L.A. City Neighborhood Councils can participate under Section A.

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

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> Senior Director of Public Affairs
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> The Afriat Consulting Group, Inc.
>
> 4107 Magnolia Boulevard
>
> Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com




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Attachments:

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image002.png 859

Afriat Letter - Inventory of Correspondence Submitted to the Commission - C.1 (Board File No. 250851) - FINAL.pdf 104k

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veronica.lopez@lacity.org Veronica Lopez Wednesday, November 19, 2025 at 12:33:11 PM Pacific Standard Time

To: mike@afriat.com Mike Ai
Cc: ladbs_commissionoffice@lacity.org LADBS Commission Office

Good afternoon,

Thank you. Your letter will be added to the file. The final action letter will go out today. The petitioner has 15 days to appeal the Board's CEQA action to the City Council.

Regards,

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image001.png 882

image002.png 859

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mike@afriat.com Mike Ai Wednesday, November 19, 2025 at 2:08:59 PM Pacific Standard Time
To: veronica.lopez@lacity.org Veronica Lopez
Cc: ladbs_commissionoffice@lacity.org LADBS Commission Office

Thank you Veronica.

Mike Ai

Senior Director of Public Affairs

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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 project, 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

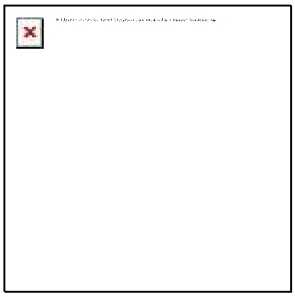
Mike Ai

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 * **11**th **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

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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 Brentwood'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

Trails Village Center

CenterPointe Plaza

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

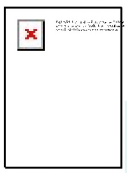
On Apr 6, 2023, at 13:39, James Harris <james.harris@lacity.org> wrote:

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>
>
> **CONFIDENTIALITY NOTICE; PLEASE NOTE**: This electronic mail message and any attachments hereto are intended solely for the review of the designated recipient(s) and originate from The Afriat Consulting Group, Inc. This message and any attachments may not be used, reviewed, copied, published, disseminated, redistributed, or forwarded without the express written permission of The Afriat Consulting Group, Inc. The information in this electronic mail message and any attachments is confidential and may be privileged. If you are not a designated recipient of this communication or if you have received this communication in error, please contact the sender by reply mail, then destroy any and all copies of this message and attachments and delete them from your system.

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.

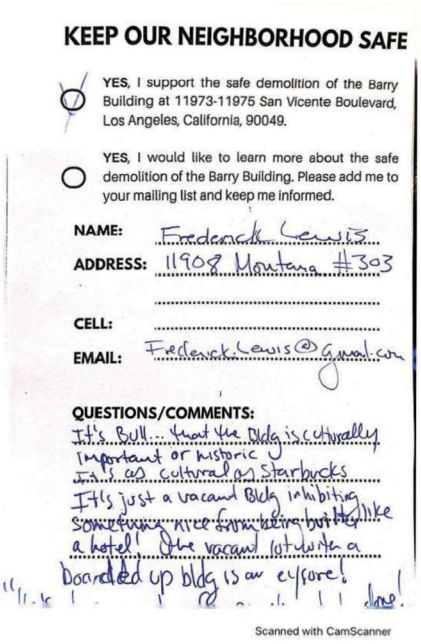
Therefore, I urge you to support the safe demolition of the seismically unstable building. I trust that the proper precautions will be taken to ensure that the demolition is carried out in a way that minimizes any potential risks to the surrounding area and the community at large.

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

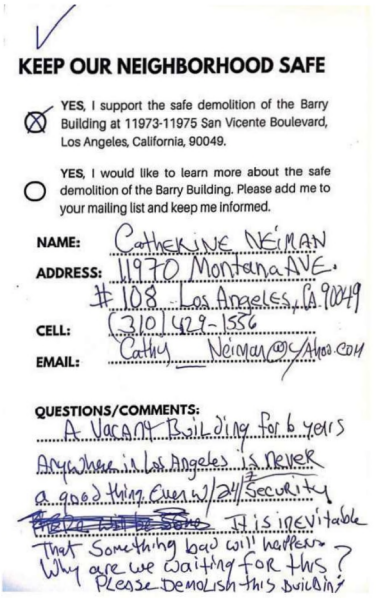
CELL:

EMAIL: Frederick.Lewis@gmail.com

QUESTIONS/COMMENTS:
It's Bull... that the Bldg is culturally important or historic
It is 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!
It's 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

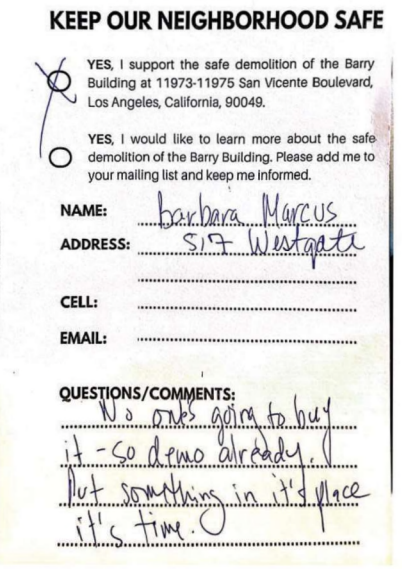
CELL: (310) 429-1556

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 ~~[illegible]~~ 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

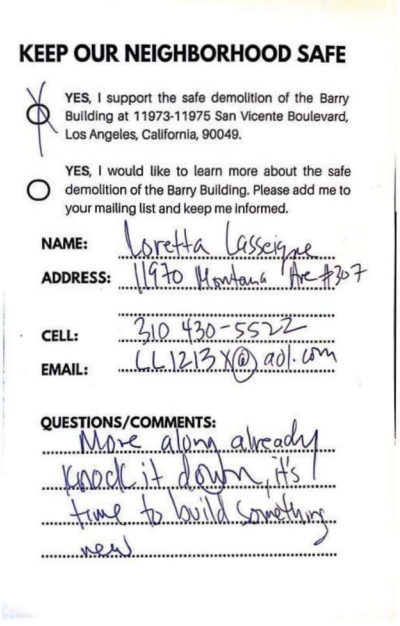
CELL:

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

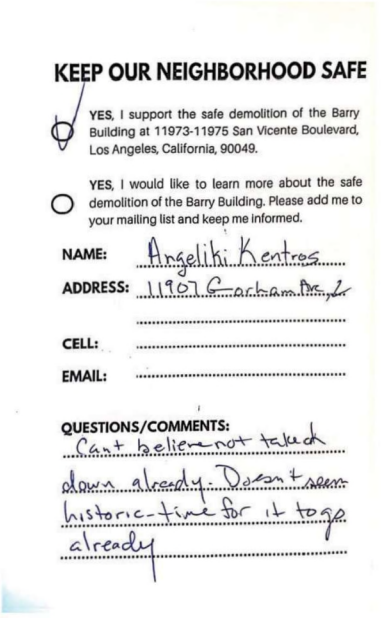
CELL: 310 430-5522

EMAIL: LL1213X@aol.com

QUESTIONS/COMMENTS:
More 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

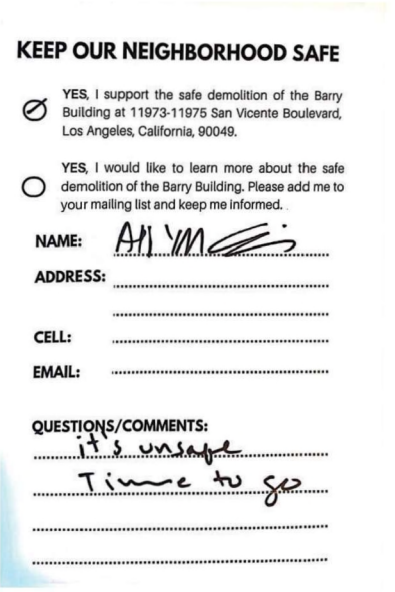
CELL:

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 taken 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.

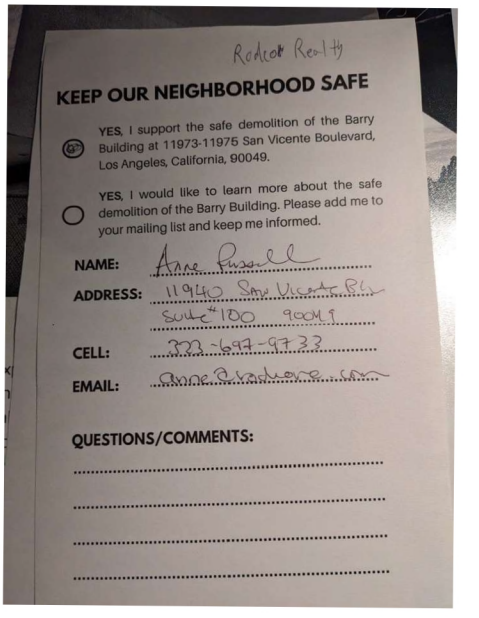
○ YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

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.

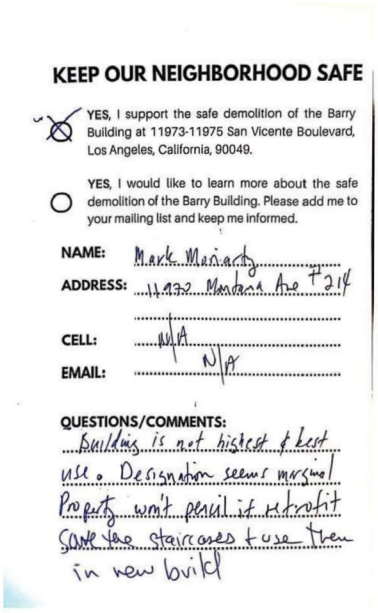
○ YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Lee Silver
ADDRESS: 465 Westgate
CELL:
EMAIL: LSilver@ucla.edu

QUESTIONS/COMMENTS:
Demolish because they can't preserve
(lived here over 40 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.

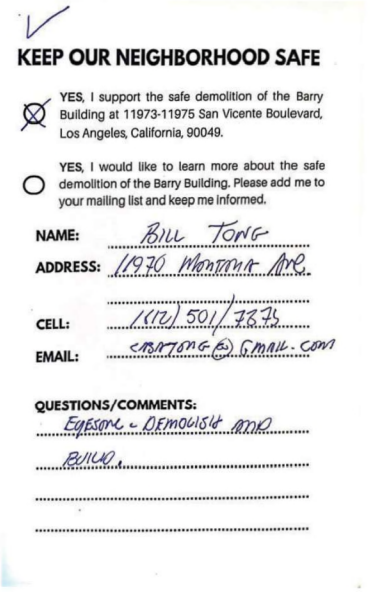
○ YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: Mark Moriarty
ADDRESS: 11972 Montana Ave #214
CELL: N/A
EMAIL: N/A

QUESTIONS/COMMENTS:
Building is not historic & best use. Designation seems marginal Property won't pencil if retrofit Save two 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.

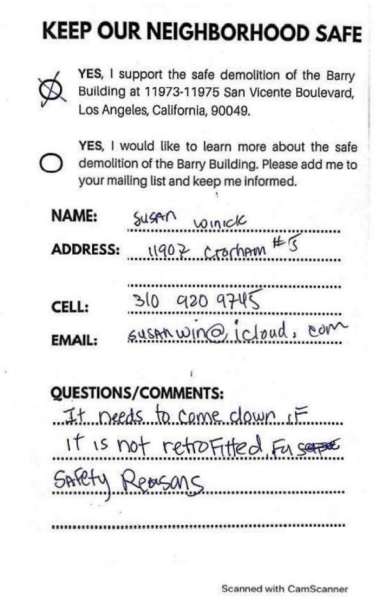
○ YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

NAME: BILL TONG
ADDRESS: 11970 Montana Ave.
CELL: (512) 501-7375
EMAIL: cbtong@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.

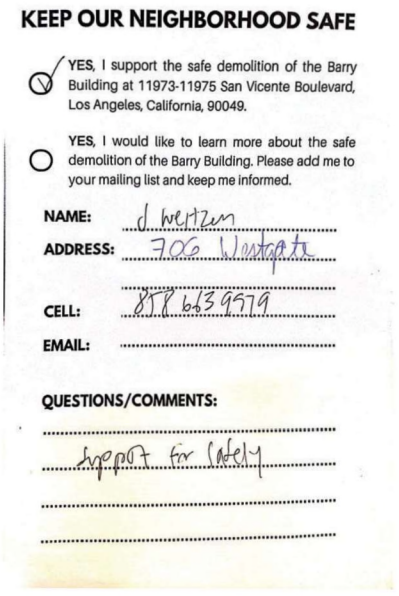
○ YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

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 ~~safety~~ 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.

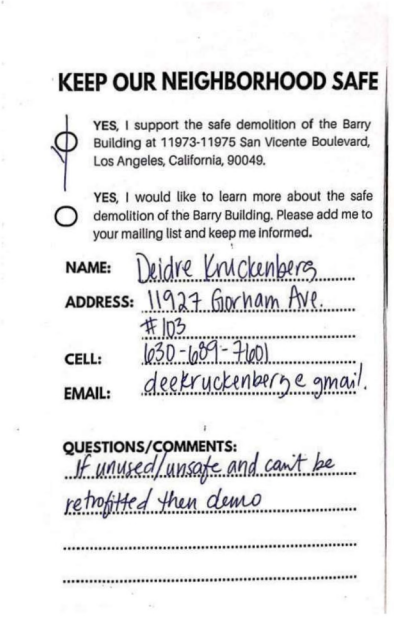
○ YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

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.

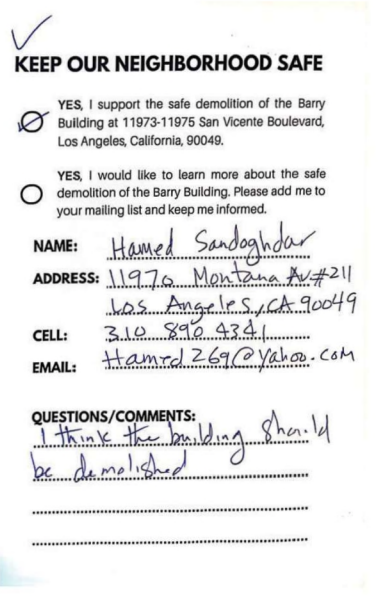
○ YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

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.

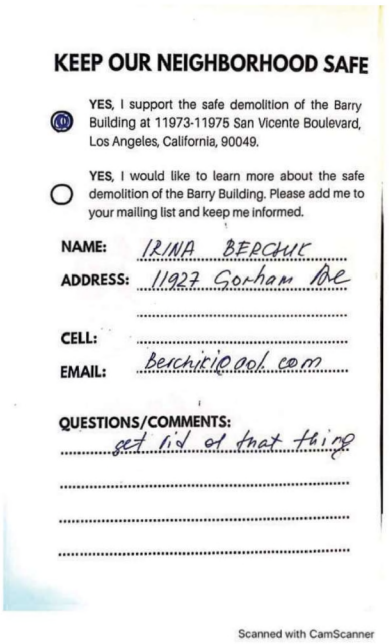
○ YES, I would like to learn more about the safe demolition of the Barry Building. Please add me to your mailing list and keep me informed.

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

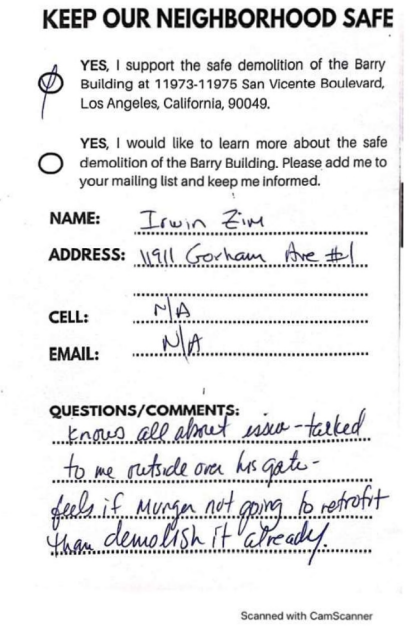
CELL:

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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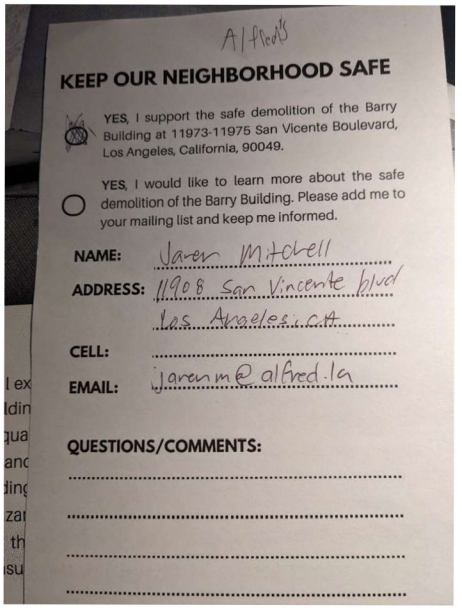
SC 21 - Mitchell



Alfred's

KEEP OUR NEIGHBORHOOD SAFE

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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

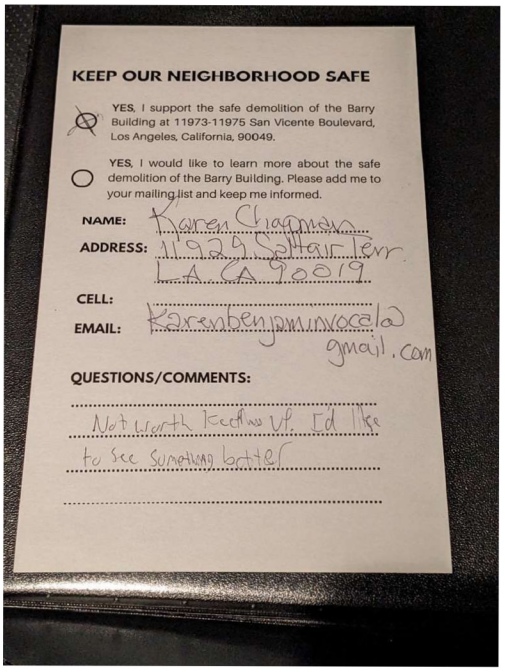
ADDRESS: 11908 San Vincente blvd Los Angeles, CA

CELL:

EMAIL: jarenm@alfred.la

QUESTIONS/COMMENTS:

SC 22 - Chapman



KEEP OUR NEIGHBORHOOD SAFE

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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

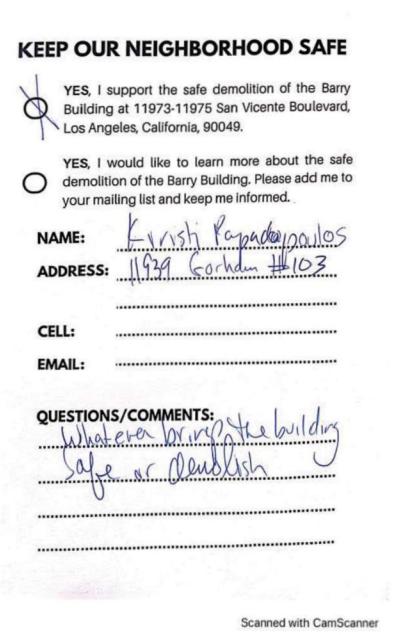
ADDRESS: 11929 Gorham Terr LA CA 90019

CELL:

EMAIL: karenbenjaminvocal@gmail.com

QUESTIONS/COMMENTS:
Not worth fixing up. I'd like to see something better

SC 23 - Papadapoulos



KEEP OUR NEIGHBORHOOD SAFE

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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: Kyrish Papadapoulos

ADDRESS: 11929 Gorham #103

CELL:

EMAIL:

QUESTIONS/COMMENTS:
Whatever brings the building safe or demolish

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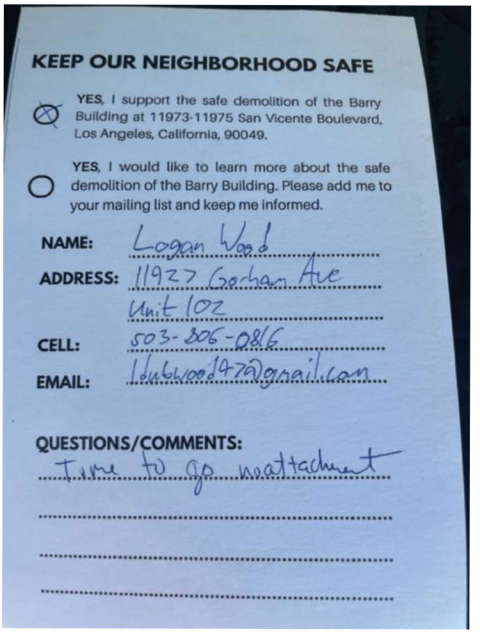
SC 24 - Wood



KEEP OUR NEIGHBORHOOD SAFE

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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: lduckwood14@gmail.com

QUESTIONS/COMMENTS:
Time to go no 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 L.A. CA
CELL: 925 951 7227
EMAIL: beautify@hotmail.com

QUESTIONS/COMMENTS:
no issues to building being demolished

Scanned with CamScanner

SC 26 - Maradiaga

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: MANUEL MARADIAGA
ADDRESS: 11907 GORHAM AVE 90049
CELL: 310. 279-0370
EMAIL: MARADIAGAMEO@GMAIL.COM

QUESTIONS/COMMENTS:
NO COMMENTS Not opposed to demolition

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SC 27 - Mendoza

Manager Mendocino Farms

KEEP OUR NEIGHBORHOOD SAFE

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○ 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: 1191 S San Vicente
CELL:
EMAIL: Mmendoza2@Mendocinofarms.com

QUESTIONS/COMMENTS:
As the structure is unsafe it is glazed trees to be removed.

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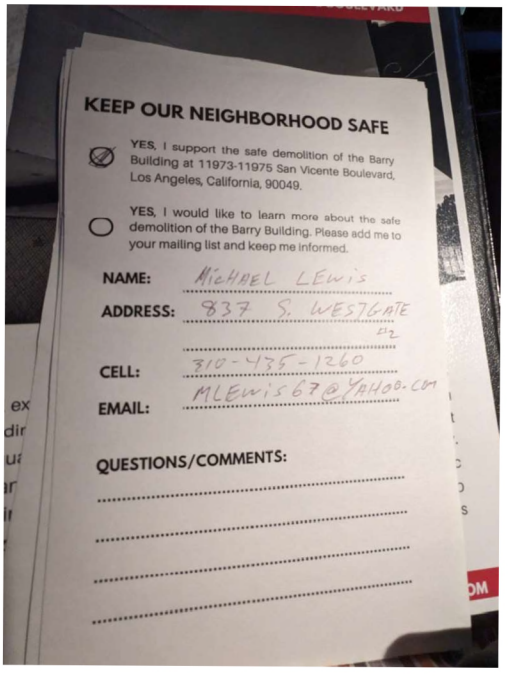
SC 28 - Lewis



SC 29 - ODonnell

KEEP OUR NEIGHBORHOOD SAFE

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○ 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 L.A.
CELL: 650 207 3354
EMAIL: MOD@EIMANET.COM

QUESTIONS/COMMENTS:

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SC 30 - Lechasseur

KEEP OUR NEIGHBORHOOD SAFE

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○ 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 Lechasseur
ADDRESS: 1905 Montana Ave 306
CELL:
EMAIL: Lechasseurmichael@gmail.com

QUESTIONS/COMMENTS:
Yes Demo Speedy

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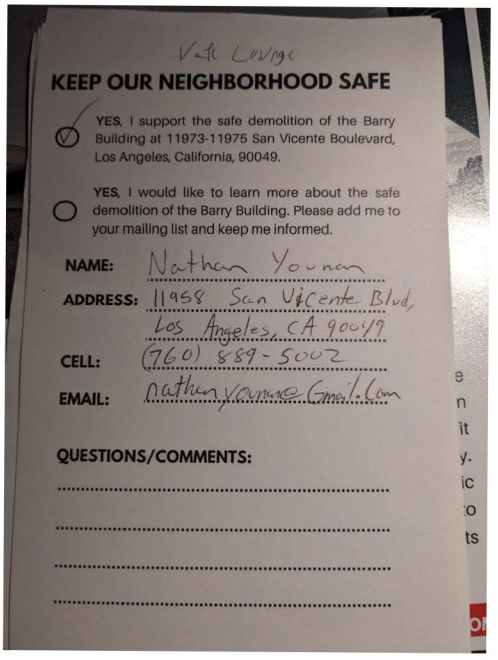
SC 31 - Younan



Nate Lavigne

KEEP OUR NEIGHBORHOOD SAFE

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○ 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

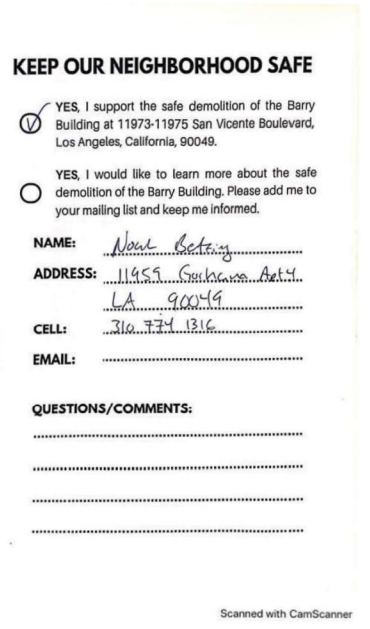
ADDRESS: 11958 San Vicente Blvd, Los Angeles, CA 90049

CELL: (760) 889-5002

EMAIL: nathanyounan@Gmail.com

QUESTIONS/COMMENTS:

SC 32 - Betziy



KEEP OUR NEIGHBORHOOD SAFE

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○ 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: Noel Betziy

ADDRESS: 11959 Gorham Ave #4 LA 90049

CELL: 310 774 1316

EMAIL:

QUESTIONS/COMMENTS:

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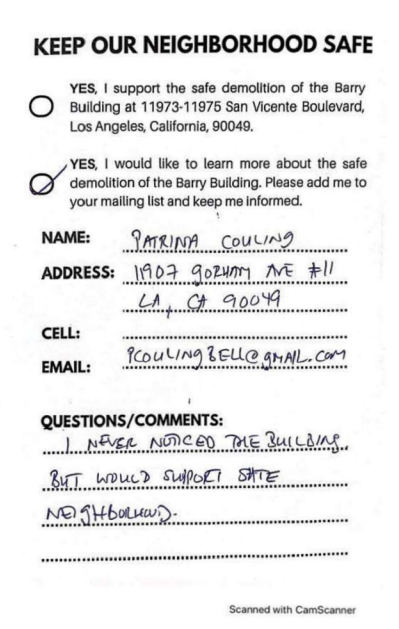
SC 33 - Couling



KEEP OUR NEIGHBORHOOD SAFE

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☑ 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: SABRINA COULING

ADDRESS: 11907 GORHAM AVE #11 LA, CA 90049

CELL:

EMAIL: SCOULING3ELL@GMAIL.COM

QUESTIONS/COMMENTS: I NEVER NOTICED THE BUILDING BUT WOULD SUPPORT SAFE NEIGHBORHOODS.

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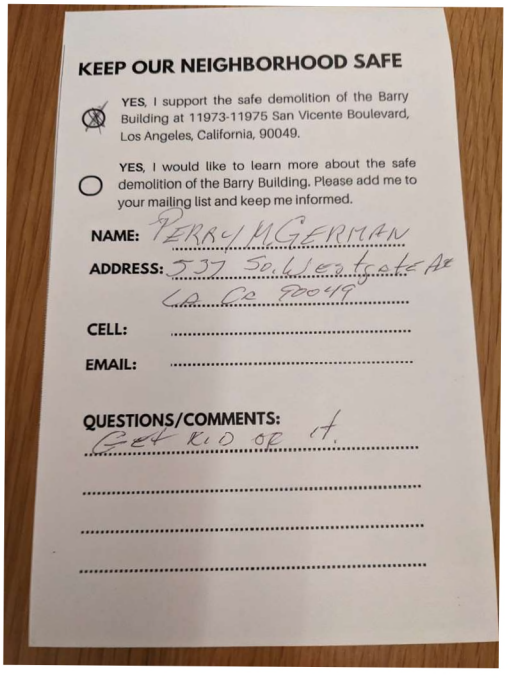
SC 34 - German



KEEP OUR NEIGHBORHOOD SAFE

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○ 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 MGERMAN

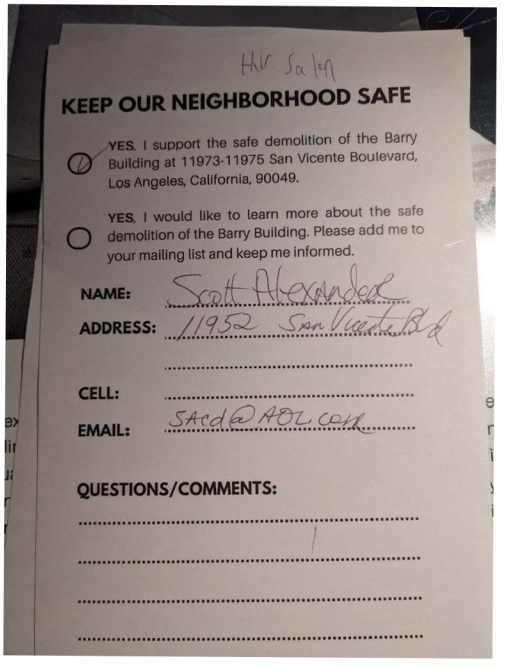
ADDRESS: 537 So. Westgate Ave LA, CA 90049

CELL:

EMAIL:

QUESTIONS/COMMENTS: GET RID OF IT.

SC 35 - Alexander



HV Salon

KEEP OUR NEIGHBORHOOD SAFE

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○ 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

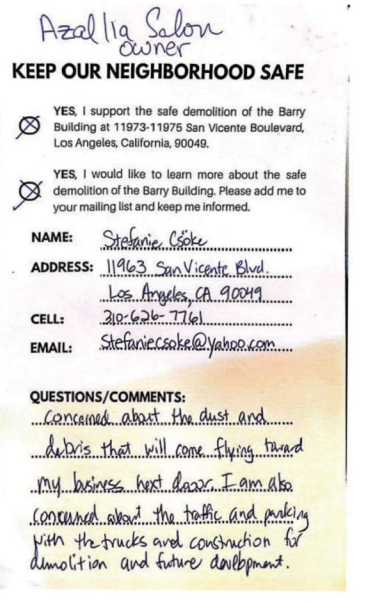
ADDRESS: 11952 San Vicente Blvd

CELL:

EMAIL: SAcd@AOL.com

QUESTIONS/COMMENTS:

SC 36 - Csoke



Azallia Salon owner

KEEP OUR NEIGHBORHOOD SAFE

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☒ 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 Csoke

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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BARRY BUILDING

APPLICANT'S RESPONSE TO APPEAL OF DBS APPROVAL OF DEMOLITION PERMIT

HISTORICAL BACKGROUND

- This Matter Is Almost 10 Years Old
- City Sent Notice Under Soft Story Ordinance in Early 2016
  - In response, Owner sent tenants a termination notice after receiving City notice.
  - Owner did this to protect health and safety of tenants during moderate to severe earthquake.

HISTORICAL BACKGROUNG (cont.)

- Owner elects to pursue demolition instead of rehabilitation. LAMC Section 91.9305 gives Owner that right. Appellant does not contend to the contrary.
- City required a full Environmental Impact Report.
- After preparing an Initial Study, City issues a Notice of Preparation in 2020.
- A Draft EIR is issued for Public Comment in Early 2023.
- DBS Staff issues Letter of Determination in June 2025, including CEQA Findings and Statement of Override Considerations.

APPEAL – NO SUPPORTING EVIDENCE

- The Appeal can only be granted if it is supported by substantial evidence and DBS Staff approval is not supported by substantial evidence.
- Yet, as correctly stated in the Staff Report, exactly the opposite is true. Staff's decision is supported by ample amount of evidence and the appeal is supported by **no** evidence.

APPEAL – NO SUPPORTING EVIDENCE

- First Issue– Is the Barry Building Seismically Unsound?
  - Yes. First, DBS determined in 2016 that the Building is subject to the Soft Story Ordinance and likely to suffer significant damage during or after an earthquake.
  - After that DBS determination, **three** additional technical expert reports reached the same conclusion.
  - Further, in addition to the seismic work required to comply with the Soft Story Ordinance, additional structural retrofitting work would be needed on the remaining wings to make the building safe for occupancy. Therefore, all the experts found that the Barry Building is highly overstressed.

APPEAL – NO SUPPORTING EVIDENCE

- The Appellant offered NO evidence as to the structural integrity or seismic safety of the Barry Building
  - No expert reports or any technical analysis

APPEAL – NO SUPPORTING EVIDENCE

- Second Issue – Claim of Project Segmentation
  - Appellant alleges that the EIR failed to analyze impact of a new development project that the owner is pursuing at the property.
  - There is **no** such project. Appellant again offers no evidence to support this claim, and the Owner has signed the City document under penalty of perjury that is required to confirm that there is no such new project. (Refer to Appendix B to Final EIR.)
  - That was also the conclusion in the Final EIR. (Refer to RTC A3-2.)
  - The EIR also addressed the claims raised about the owners of the surrounding parcels (refer to Appendices C and E to FEIR). Therefore, the appeal supporters cannot sustain that argument.

APPEAL – NO SUPPORTING EVIDENCE

- Third Issue – Project Alternatives
  - Appellant makes no other claims against the adequacy of the EIR.
  - That means Appellant has made no objection to the four preservation alternatives fully studied in the EIR (all of which were deemed infeasible).

APPEAL – NO SUPPORTING EVIDENCE

- Fourth Issue– Economic Infeasibility
  - A key issue in the Appeal concerns the economic feasibility of preserving the Barry Building. The Owner submitted **five** technical reports detailing the cost of preserving the Barry Building, which estimated the cost to rehabilitate the building at $17 million, which would result in a negative property value of 9.9 million. The Appellant submitted *no* technical reports to rebut those findings, either during the entitlement process or for its Appeal.
  - Therefore, the evidence confirms that it is economically infeasible to preserve the Barry Building and avoid the impact to historic resources.

APPEAL – NO SUPPORTING EVIDENCE

- Fifth and Last Issue – Statement of Overriding Considerations (SOC)
  - Under CEQA, the lead agency can approve a permit if it finds that the benefit associated with the work authorized by the permit outweighs the significant environmental impact. 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.
  - The SOC adopted by DBS for the Demolition 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 will prevent 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."

APPEAL – NO SUPPORTING EVIDENCE

- That project benefit is supported by substantial evidence, as we discussed with respect to the first issue, namely the seismic risk posed by the Barry Building in its current state.
- The SOC also lists other project benefits that outweigh the environmental impact.
- The Appellant may disagree with these findings, but the Appellant's opinion cannot, as a matter of law, cause a reversal of the determination to issue the demolition permit if that opinion is not supported by substantial evidence. And here the Appellant has offered no evidence to support its opinion.

APPEAL – NO SUPPORTING EVIDENCE

- Appeal Supporters Claim That Demolition Would Set a Bad Precedent.
- But The Law And Evidence Are To The Contrary. The Municipal Code Gives The Owner The Right To Pursue Demolition As Means Of Complying With Soft Story Ordinance.
- Evidence Shows That Out Of The 1,181 HCMs In The City, Only 4 Are Subject To Soft Story Ordinance. Only ½ of 1%. (That Is Confirmed By Final EIR, RTC A3-5.) There Is No Concern Of A City-Wide Precedent.

APPEAL – NO SUPPORTING EVIDENCE

- Appeal Supporters Claim That The Seismic Instability Of The Barry Building Was Caused By "Demolition By Neglect."
- But Evidence To Contrary, Again As Confirmed By The Final EIR. Appendix I To The FEIR Is A Report From A Structural Expert Explaining Why The Structural Issues With The Building Are Not Due To Any Neglect, But Are Due To The Original Design And Construction. No Expert Opinion To Contrary.
- Further, The Owner's Property Manager Submitted A Letter That Details The Regular Maintenance Work Carried Out At The Property. (Refer To Appendix O The FEIR.)

Community Outreach

- Door-to-door canvass of the community
- Direct outreach to small businesses surrounding the Barry Building on San Vicente Blvd.
- Direct communication with neighbors at Saltair Terrace cul-de-sac

Supporters of Demolition

- South Brentwood Resident Association
- San Vicente Chamber of Commerce
- Abundant Housing LA
- 42 letters of support from neighbors, local businesses and property owners
- 39 cards of support from neighbors

Council District 11 Supports Demolition

- "We respectfully request that this Commission certify the EIR and recommend certification of the EIR and support for a Statement of Overriding Considerations, to acknowledge the potential for this site to be transformed into something that better serves the community"

  Sean Silva, Planning Assistant and Venice Field Deputy – Council District 11

  Public comment to the Cultural Heritage Commission on September 9th, 2024

CONCLUSION

- The Owner Has Complied With All Procedural Requirements Imposed By State And City Laws.
- The Result Of Following Those Laws Is Clear—Overwhelming Evidence Supports DBS Staff's Decision To Approve the Demolition Permit. **No** Evidence Supports The Appeal.
- The Owner Requests That The Commission Deny The Appeal.

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 ()

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.

Public Hearing: 11973-11975 W. San Vicente Blvd

jstapleton@preservationlawyers.com Jeanie Stapleton Wednesday, November 12, 2025 at 3:41:11 PM Pacific Standard Time

To: veronica.lopez@lacity.org Veronica Lopez
Cc: susanbh@me.com Susan Brandt-Hawley

Dear Ms. Lopez –

Attached is a copy of a presentation for the November 18, 2025 public hearing (PowerPoint and pdf). Please confirm your receipt.

Thank you very much.
– Jeanie

Jeanie Stapleton
Brandt-Hawley Law Group
PO Box 1659
Glen Ellen CA 95442
707-938-3900

Attachments:

2025-11-12_Appeal of Barry Building Demolition (HCM #887)_PPP for 11-18-25 LADBS Hearing_FINAL for sharing.pptx 4.5M

2025-11-12_Appeal of Barry Building Demolition (HCM #887)_PPP for 11-18-25 LADBS Hearing_FINAL for sharing.pdf 4.1M

veronica.lopez@lacity.org Veronica Lopez Thursday, November 13, 2025 at 7:01:12 AM Pacific Standard Time
To: jstapleton@preservationlawyers.com Jeanie Stapleton
Cc: susanbh@me.com Susan Brandt-Hawley

Good Morning,

Received.

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.

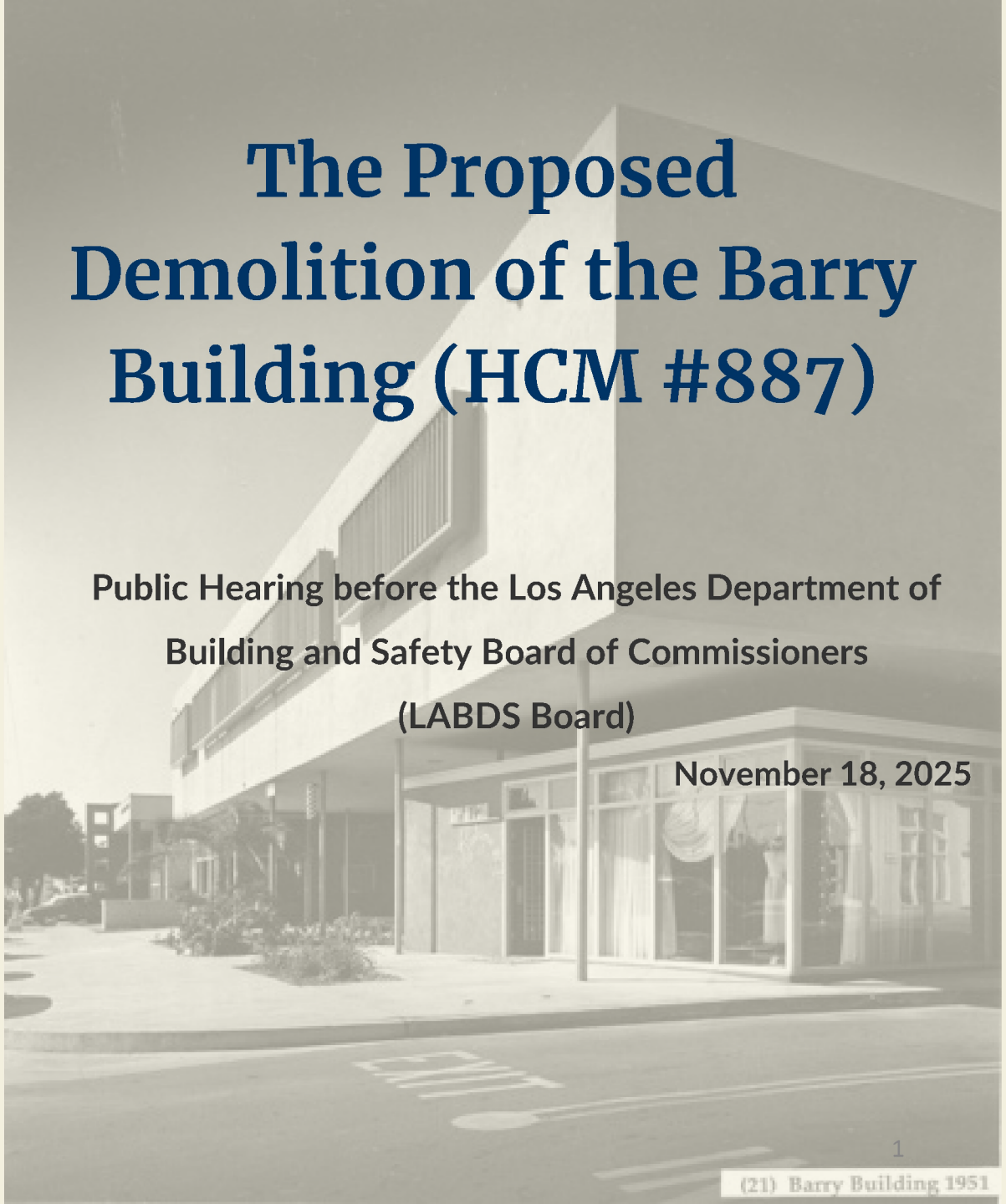
For general Zoning and Building code questions, please refer to our call center at 311 or (213) 473-3231 to speak with an LADBS Call Center Engineer. Also, for additional information you may visit our website at dbs.lacity.gov

On Wed, Nov 12, 2025 at 3:41 PM Jeanie Stapleton <jstapleton@preservationlawyers.com> wrote:

> Dear Ms. Lopez –
>
> Attached is a copy of a presentation for the November 18, 2025 public hearing (PowerPoint and pdf). Please confirm your receipt.
>
> Thank you very much.
> – Jeanie

Jeanie Stapleton
Brandt-Hawley Law Group
PO Box 1659
Glen Ellen CA 95442
707-938-3900

The Proposed Demolition of the Barry Building (HCM #887)



Public Hearing before the Los Angeles Department of Building and Safety Board of Commissioners (LABDS Board)

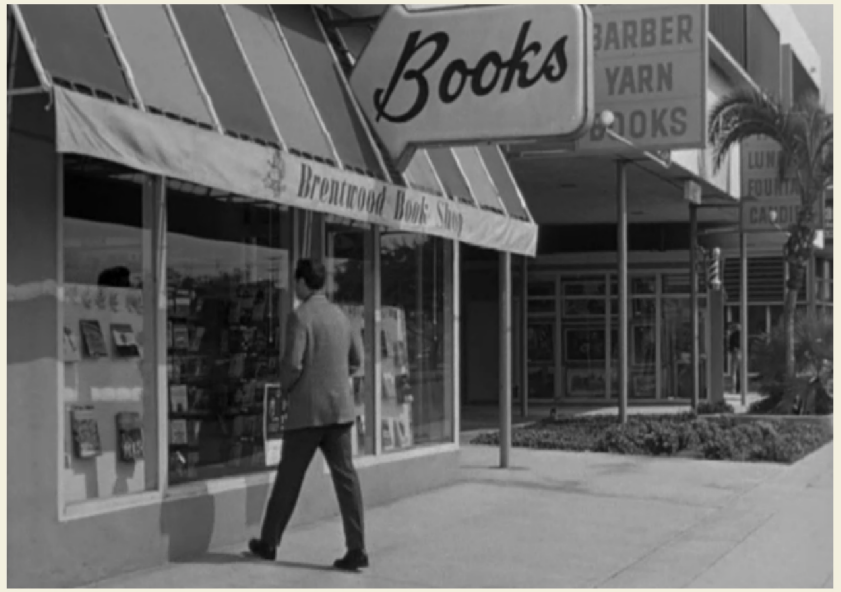
November 18, 2025

Board file: **BF 250851**

Case No: **ENV-2019-6645-EIR**

The Proposed Demolition of the Barry Building (HCM #887)







The Plan: From Historic Cultural Monument to Vacant Lot



THEN: Historic Cultural Monument #887



NOW: A Proposed Vacant Lot

(Image showing one of the adjacent properties owned by the Applicant with the Barry Building in the background)

Introduction of the Appellant



> Is it not cruel to let our city die by degrees, stripped of all her proud monuments, until there will be nothing left of all her history and beauty to inspire our children?
>
> — JACQUELINE KENNEDY ONASSIS

Appellant: Angelenos for Historic Preservation

- An unincorporated association whose members enjoy and appreciate historic resources in Los Angeles.
- Members believe preserving Historic Cultural Monuments is one of the most precious ways of saving the city's history.
- Our goal: Encourage others to stand up for the history Los Angeles and provide a path forward that appreciates the Old by incorporating it into the New.

Why is this appeal important?

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It involves:

- A Los Angeles Historic Cultural Monument (Barry Building, HCM #887)

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It involves:

- A Los Angeles Historic Cultural Monument (Barry Building, HCM #887)
- An owner who previously sought development of this property by seeking to raze the historic Barry Building site to create a vacant lot for new development with other adjacent properties it owns

Why is this appeal important?

It involves:

- A Los Angeles Historic Cultural Monument (Barry Building, HCM #887)
- An owner who previously sought development of this property by seeking to raze the historic Barry Building site to create a vacant lot for new development with other adjacent properties it owns
- After the owner withdrew its application for the Green Hollow Square Project, it systematically demolished the structures on their adjacent properties, leaving vacant lots.

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It involves:

- A Los Angeles Historic Cultural Monument (Barry Building, HCM #887)
- An owner who previously sought development of this property by seeking to raze the historic Barry Building site to create a vacant lot for new development with other adjacent properties it owns
- After the owner withdrew its application for the Green Hollow Square Project, it systematically demolished the structures on their adjacent properties, leaving vacant lots.
- Then the same owner evicted tenants in the Barry Building and allowed it to deteriorate for over 8 years.

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- A Los Angeles Historic Cultural Monument (Barry Building, HCM #887)
- An owner who previously sought development of this property by seeking to raze the historic Barry Building site to create a vacant lot for new development with other adjacent properties it owns
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- Then the same owner evicted tenants in the Barry Building and allowed it to deteriorate for over 8 years.
- The owner now seeks to raze the Barry Building but contends that the only reason is to obtain a vacant lot with no proposed development.

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- The City prepared an EIR that fails to adequately consider a range of development options without demolition

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- It approved the demolition for a vacant lot with a statement of overriding considerations (SOC), based on suggested economic benefits of future development

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- The owner now seeks to raze the Barry Building but contends that the only reason is to obtain a vacant lot with no proposed development.
- The City prepared an EIR that fails to adequately consider a range of development options without demolition
- It approved the demolition for a vacant lot with a statement of overriding considerations (SOC), based on suggested economic benefits of future development
- CEQA requires analysis and adoption of feasible mitigation measures and alternatives before even considering a SOC. This has not occurred.

Introduction of Project

The Proposed "Project"

11973 San Vicente Blvd, Los Angeles, CA 90049

The proposed demolition of an Existing Two-Story, Approximately 13,300 Square Foot Building, a Historical Cultural Monument (HCM #887).

This demolition is proposed WITHOUT any Replacement Project.



The Plan: From Historic Cultural Monument to Vacant Lot



THEN: Historic Cultural Monument #887



NOW: A Proposed Vacant Lot

(Image showing one of the adjacent properties owned by the Applicant with the Barry Building in the background)

Grounds for Appeal

Why This "Project" is Unlawful?



Unlawful Approval of Inadequate EIR

Project Segmentation:
The EIR improperly "piecemeals" the project by treating the demolition as standalone, ignoring the reasonably foreseeable future development of all commonly-owned, adjacent lots.



LAMC Code Violation

Directly violates **LAMC §91.106.4.5**, which protects designated HCMs from demolition without a valid, proven finding of infeasibility.



CEQA's Substantive Mandate

Fails to provide substantial evidence for a Statement of Overriding Considerations (SOC). No benefits are proven that outweigh the irreversible loss of an HCM.

Why This "Project" is Unlawful?

Unlawful Approval of Inadequate EIR

Project Segmentation and Insufficient Mitigation

- **Illegal Project Segmentation:** The current demolition is segmented from a larger, reasonably foreseeable development project. The applicant owns the adjacent, already cleared lots, confirming an intent to develop or sell the multi-lot property.
- **Requirement for "Whole of the Action":** CEQA requires the EIR to consider **all phases of a project** as the "whole of the action" to prevent understating cumulative environmental impacts.
- **Consequence of Segmentation:** The segmented demolition provides **no foundation or context** for considering feasible alternatives or mitigation measures, making the EIR inadequate.
- **Inadequate Mitigation:** Archival documentation (like drawing a chalk mark around a dead body) is **not sufficient** to reduce the significant environmental impact of demolishing a historic resource.

Why This "Project" is Unlawful?

LAMC Code Violation

Violation of LAMC: Failure to Prove Preservation Infeasibility (LAMC §91.106.4.5)

The cornerstone of the City's historic preservation mandate is found in the Los Angeles Municipal Code (LAMC). - The LAMC requires a finding that the preservation of the HCM is **infeasible** prior to approving a demolition permit (LAMC §91.106.4.5).

> **LAMC §91.106.4.5** clearly states:
> The Department shall not issue a permit to demolish, alter or remove a building or structure... if such building or structure has been officially designated... unless the department first finding 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 insufficient and misplaced because it relies solely on the owner's inflated cost estimates for mandatory structural (Soft-Story Retrofit) and ADA compliance work.

Why This "Project" is Unlawful?

LAMC Code Violation (cont.)

- **Lack of Independent Verification:** The Staff Report fails to require or cite a truly **independent, neutral third-party peer review** of the owner's estimates. Relying solely on the applicant's self-generated figures prevents an objective finding of infeasibility. (*Preservation Action Council San Jose v. City of San Jose* in support of need for agency independent verification of applicant's economic report)

- **Scope Overstatement:** The cost breakdown appears to include non-essential or luxury upgrades beyond the **minimum necessary compliance** required by **LAMC §91.9300 et seq.** and basic ADA accessibility. The true cost of *mandated* preservation is therefore significantly lower than the claimed "infeasible" cost.

Why This "Project" is Unlawful?

CEQA's Substantive Mandate

Unsubstantiated Statement of Overriding Considerations (CEQA Guidelines §15093)

- **No Public Benefit Exists:** The proposed project is the demolition of an HCM resulting in a **vacant, fenced-off dirt lot**. LADBS admits that no subsequent development project is currently proposed, approved, or guaranteed. The SOC therefore relies entirely on speculative, hypothetical future benefits, and/or private financial flexibility for the property owner.

- This private financial gain for the applicant does not constitute a *public* social, economic, or legal benefit sufficient to outweigh the **irreversible public loss** of a designated HCM, thus failing the test of **CEQA Guidelines §15093**.

- **Harm is Unquestionably Overriding:** The loss of a designated HCM is the most severe and irreversible cultural resource impact possible. To override this requires a demonstrable, immediate, and compelling public necessity, such as critical infrastructure or affordable housing delivery, none of which are present here.

Why This "Project" is Unlawful?

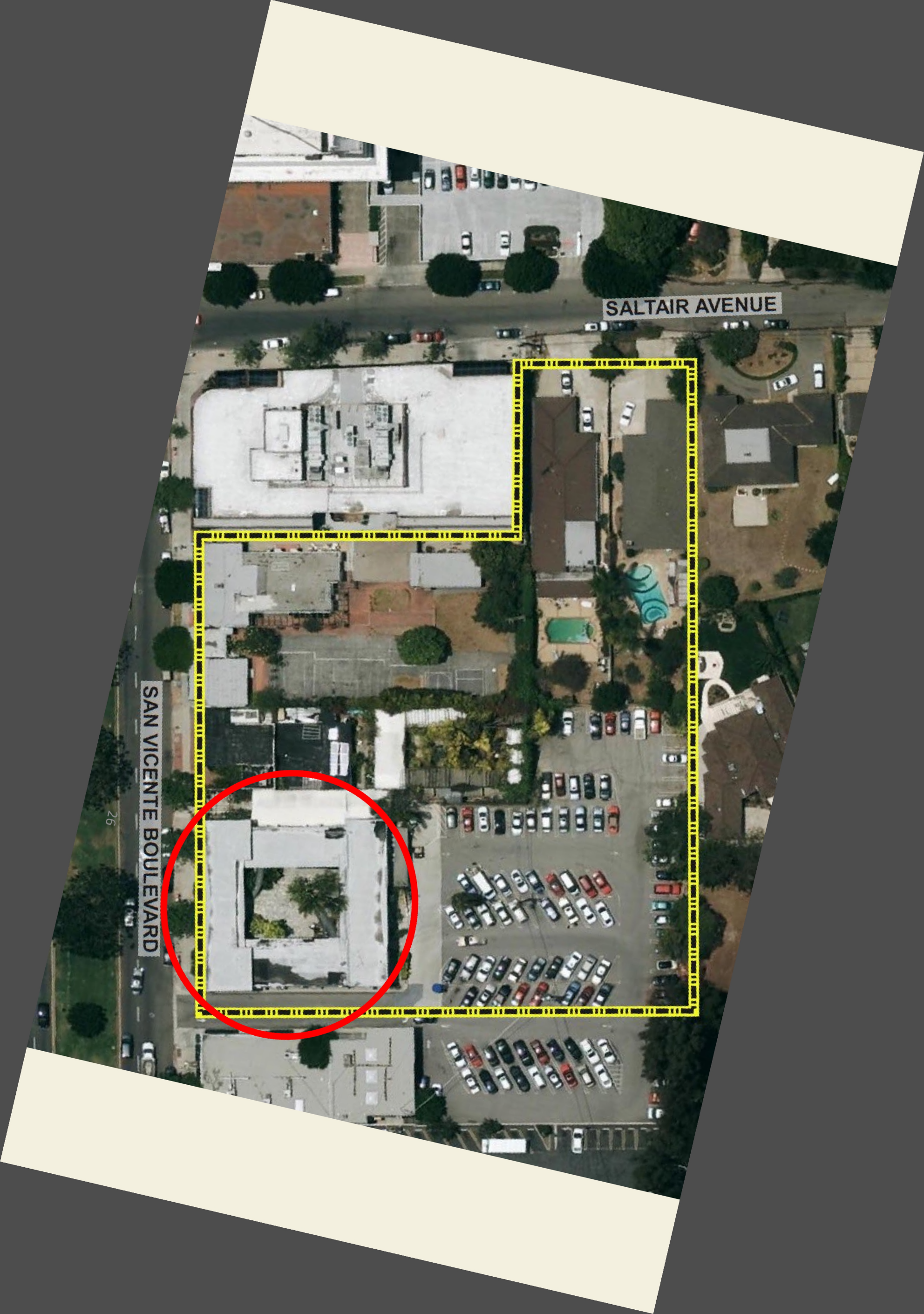


CEQA's Substantive Mandate (cont.)

- **CEQA Violation:** The California Environmental Quality Act (CEQA) mandates that agencies **must not approve projects** if there are feasible mitigation measures or alternatives that would substantially lessen significant environmental effects.

- **Infeasible Preservation Finding:** The Department failed to adequately show the **specific economic, social, or other considerations** make the preservation of the historic Barry Building **infeasible**

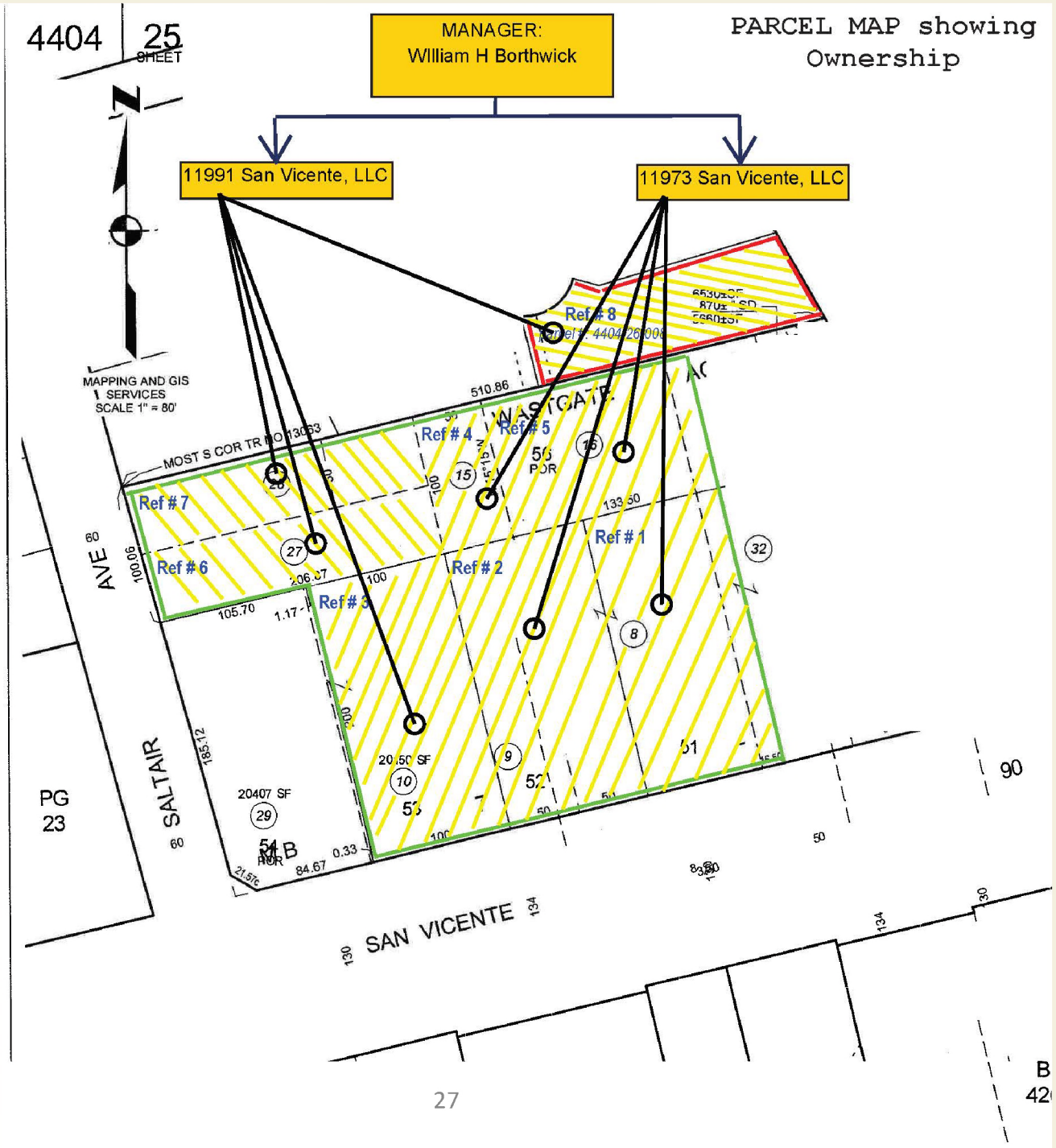

SALTAIR AVENUE
SAN VICENTE BOULEVARD
25


SALTAIR AVENUE
SAN VICENTE BOULEVARD

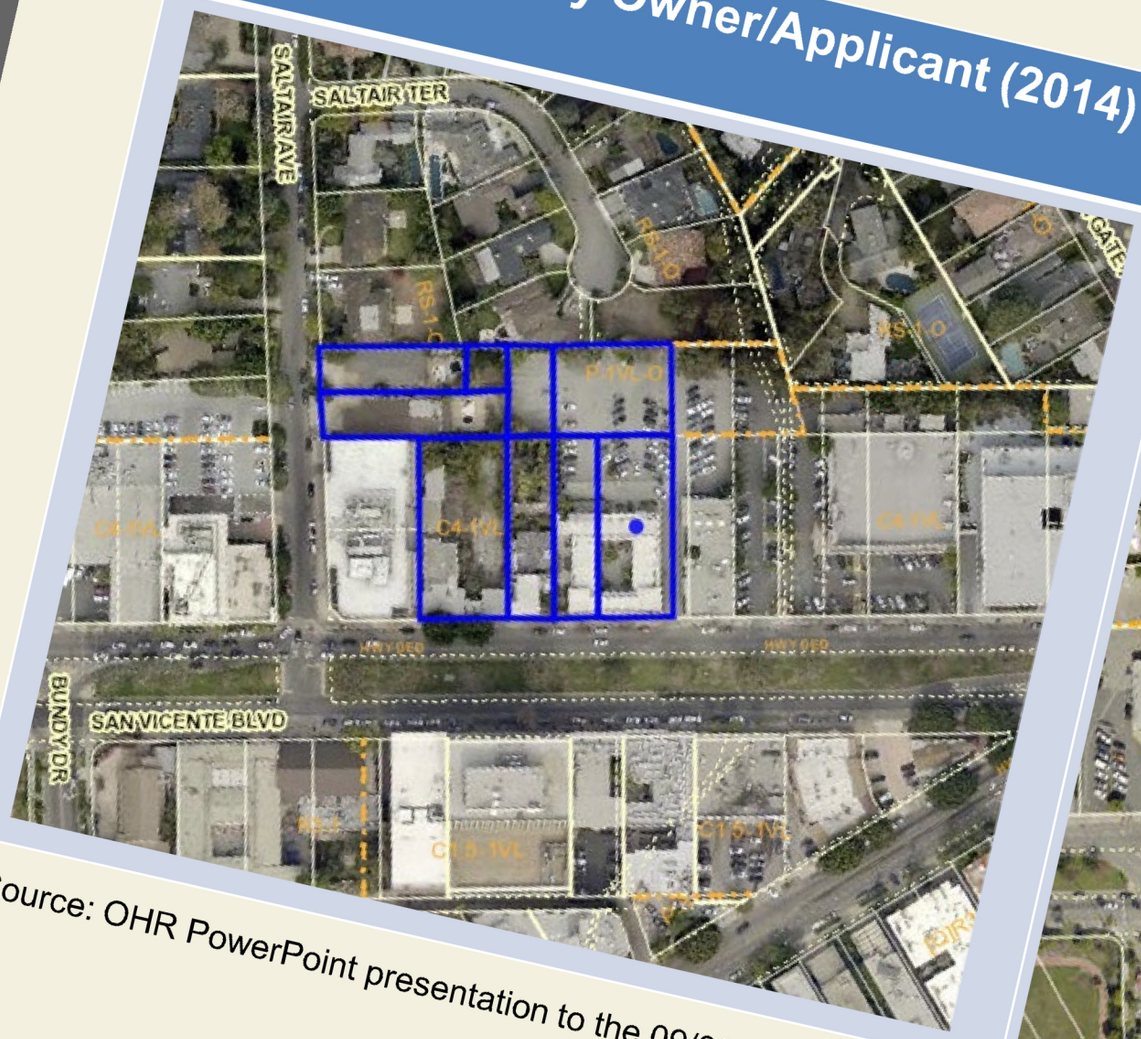
Parcel Map showing Ownership:

Quote from Melissa Jones, City Planner, Office of Historic Resources, during the Cultural Heritage Commission meeting of 09/05/2024:

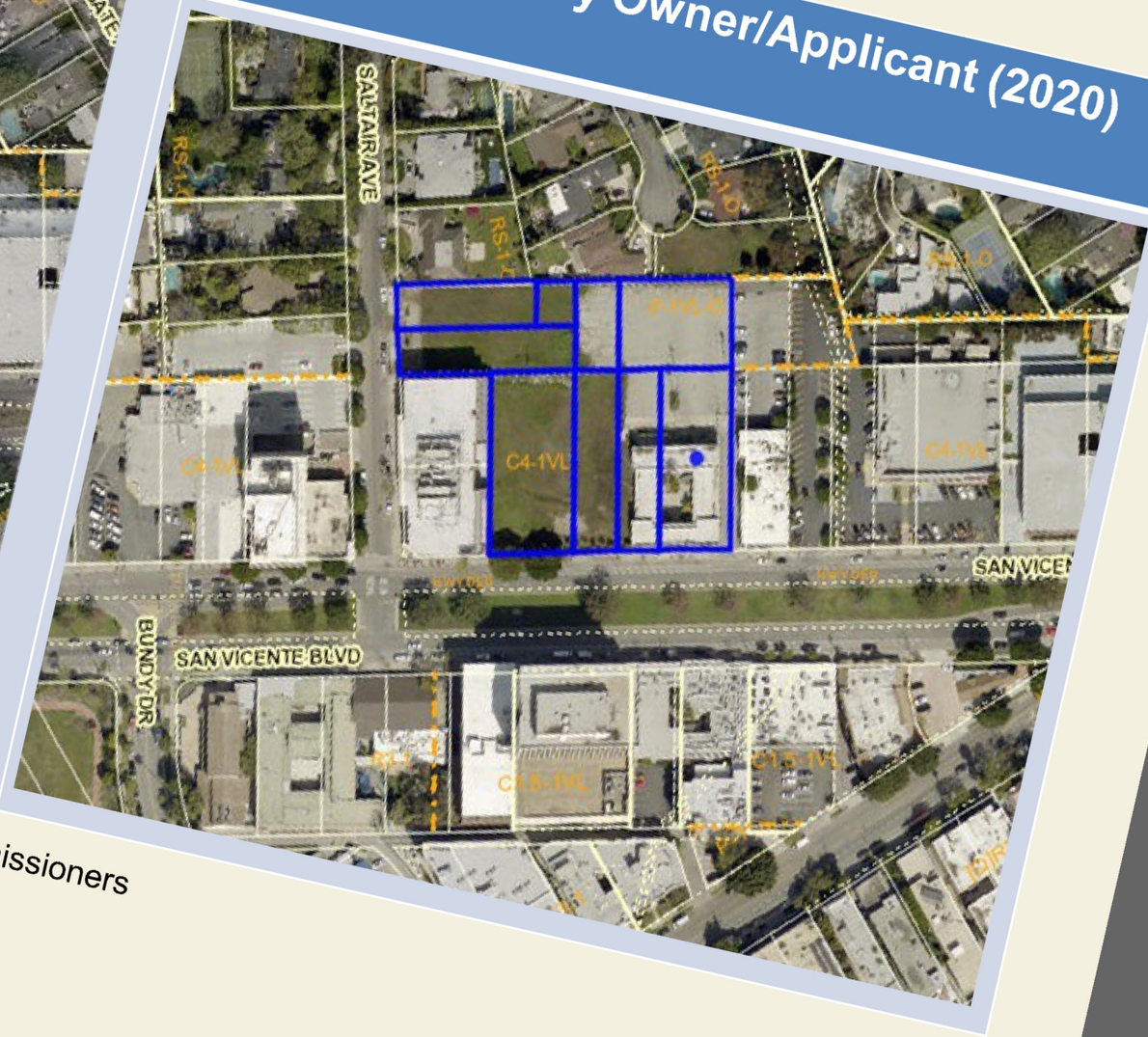
"... we looked in our zoning and information map access system, known as ZIMAS, which shows assessor records, looking at each of the individual parcels that I highlighted in my presentation that shows that they are under the same exact ownership as the Barry Building. ***That was verified.****"*



Lots Owned by Owner/Applicant (2014)



Lots Owned by Owner/Applicant (2020)



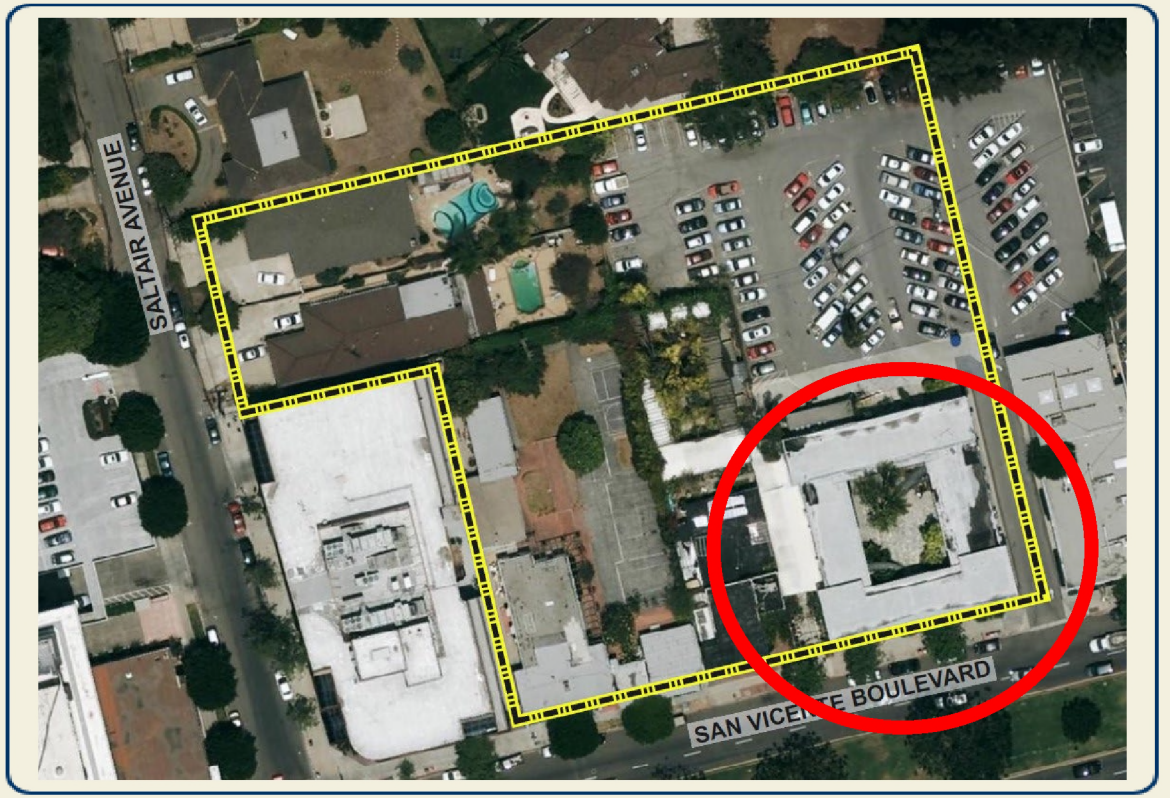
Source: OHR PowerPoint presentation to the 09/05/2024 CHC Commissioners

The Foreseeable Project: Segmentation (Piecemealing)

Legal Standard: "An EIR project description must include future activities that are reasonably foreseeable." (Laurel Heights, 1988)

Fact: The applicant owns the Barry Building **and** all adjacent, cleared lots.

Conclusion: It is reasonably foreseeable the owner intends to develop or sell them as one large project. The EIR inadequately limited its scope to **only** the Barry Building parcel.



Ignoring Expert Consensus: The Cultural Heritage Commission (CHC)

- The CHC is the city body **specifically charged** with protecting Historic-Cultural Monuments.
- The CHC **unanimously recommended against** the demolition of the Barry Building.
- CHC experts found the building **capable of being integrated** into any proposed future development on the expanded lot.
- LADBS's determination **disregards the expert judgment** and recommendation of the CHC without adequate justification.

Ignoring the Experts' Consensus:

Quotes from the City's subject matter experts during the 09/05/2024 CHC Meeting:

"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."
(Melissa Jones, City Planner, OHR)

"...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, ... my experience has been that this is not a difficult building to retrofit... It's extremely easy to retrofit."

"We're talking about a wood stud and stucco box. It's extremely easy to retrofit."
(CHC Commissioner Richard Barron)

"The gaslighting, I will say, on the costs of retrofit is kind of crazy because you can see there's a full TI [Tenant Improvement] included in that estimate. So I do just want to ask you to send a strong signal to LADBS. Thank you."
(Andrew Salimian, Director of Advocacy, LA Conservancy)

Dangerous Policy Precedent: Rewarding Demolition by Neglect



The Vacancy Timeline

Instead of complying with the Soft-Story Ordinance, the building owners evicted the tenants. The building has been left vacant and intentionally neglected since 2016.

Allowing demolition now, based on the resulting decay, creates a direct incentive to neglect historic properties.



Erosion of Protection

If an HCM can be demolished solely to create a *speculative vacant lot*, the HCM designation itself becomes meaningless.

This creates a dangerous "vacant lot loophole" that endangers all other designated historic resources across the city.

A Clear Violation of Two Preservation Pillars

California Environmental Quality Act (CEQA)

The Certification of Inadequate EIR, and the Adoption of the SOC, which lacks substantial evidence of *public benefit* sufficient to outweigh the *irreversible loss* of HCM #887.

Los Angeles Municipal Code (LAMC)

Failure to Prove Infeasibility

LADBS failed to prove preservation is **infeasible** and instead relied on the owner's subjective, inflated cost estimates.

Conclusion

Requested Actions of the LADBS Board of Commissioners:

The certification of the EIR and the adoption of the SOC should be voided as a result of this appeal because:

- The EIR is inadequate and should not have been certified, and
- The statement of overriding considerations is not supported by substantial evidence.

Therefore, the following actions should be set aside:

- Certification of Inadequate EIR
- Inadequate EIR Findings including unsupported Statement of Overriding -Considerations
- MMRP
- Approval of Demolition Permit

Thank you for your time

and consideration.

Angelenos for Historic Preservation | BF 250851 | Case No: ENV-2019-6645-EIR

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 ...

ziggykruse2005@yahoo.com Ziggy Kruse

Sunday, November 9, 2025 at 3:07:22 PM Pacific Standard Time

To: ziggykruse2005@yahoo.com Ziggy Kruse
To: veronica.lopez@lacity.org Veronica Lopez
Cc: susanbh@me.com Susan Brandt-Hawley, clkesq@outlook.com Esq. Coryn Kahn, bob.blue@live.com Bob Blue, faruk.sezer@lacity.org Faruk Sezer, kenneth.fong@lacity.org kenneth.fong@lacity.org, hydee.feldsteinsoto@lacity.org Hydee Feldstein-Soto, 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.

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@lacity.org Veronica Lopez Tuesday, November 11, 2025 at 5:28:42 PM Pacific Standard Time

To: ziggykruse2005@yahoo.com Ziggy Kruse
Cc: susanbh@me.com Susan Brandt-Hawley, clkesq@outlook.com Esq. Coryn Kahn, bob.blue@live.com Bob Blue, faruk.sezer@lacity.org Faruk Sezer, kenneth.fong@lacity.org kenneth.fong@lacity.org, hydee.feldsteinsoto@lacity.org Hydee Feldstein-Soto, osama.younan@lacity.org osama.younan@lacity.org, kathryn.phelan@lacity.org kathryn.phelan@lacity.org

Good Afternoon Ziggy,

Your correspondence will be added to the commissioners' packages for their consideration.

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 Sun, Nov 9, 2025 at 3:07 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> 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.

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  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.

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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

Please proceed with demolition of the Barry Building

wesel@g.ucla.edu Rick Wesel UCLA Monday, November 10, 2025 at 10:48:44 PM Pacific Standard Time
To: veronica.lopez@lacity.org, ladbs_commissionoffice@lacity.org
Cc: Ellen.Wesel@gmail.com Ellen Wesel

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@lacity.org Veronica Lopez Tuesday, November 11, 2025 at 5:11:35 PM Pacific Standard Time
To: wesel@g.ucla.edu Rick Wesel UCLA
Cc: ladbs_commissionoffice@lacity.org, Ellen.Wesel@gmail.com Ellen Wesel

Good Afternoon,

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

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, Nov 10, 2025 at 10:48 PM Rick Wesel UCLA <wesel@g.ucla.edu> wrote:

> 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.

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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**.

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

ziggykruse2005@yahoo.com Ziggy Kruse

Thursday, November 6, 2025 at 1:26:59 PM Pacific Standard Time

To: ziggykruse2005@yahoo.com Ziggy Kruse
To: veronica.lopez@lacity.org Veronica Lopez
Cc: susanbh@me.com Susan Brandt-Hawley, clkesq@outlook.com Esq. Coryn Kahn, bob.blue@live.com Bob Blue, ziggykruse2005@yahoo.com Ziggy Kruse, faruk.sezer@lacity.org Faruk Sezer, kenneth.fong@lacity.org kenneth.fong@lacity.org, hydee.feldsteinsoto@lacity.org Hydee Feldstein-Soto, 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.

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In Summary:

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  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@lacity.org Veronica Lopez Thursday, November 6, 2025 at 3:28:39 PM Pacific Standard Time

To: ziggykruse2005@yahoo.com Ziggy Kruse
Cc: susanbh@me.com Susan Brandt-Hawley, clkesq@outlook.com Esq. Coryn Kahn, bob.blue@live.com Bob Blue, faruk.sezer@lacity.org Faruk Sezer, kenneth.fong@lacity.org kenneth.fong@lacity.org, hydee.feldsteinsoto@lacity.org Hydee Feldstein-Soto, osama.younan@lacity.org osama.younan@lacity.org

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
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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.
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> 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.
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> 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.

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In Summary:

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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

RE: Staff Report for BF 250851, appeal by Angelenos for Historic Preservation of decision by LADBS for 11973 San Vicente Blvd … Time Sensitive Matter … Please see email for details …

ziggykruse2005@yahoo.com Ziggy Kruse

Wednesday, October 29, 2025 at 5:03:22 PM Pacific Daylight Time

To: ziggykruse2005@yahoo.com Ziggy Kruse
To: veronica.lopez@lacity.org Veronica Lopez
Cc: clkesq@outlook.com Esq. Coryn Kahn, hydee.feldsteinsoto@lacity.org Hydee Feldstein-Soto, kenneth.fong@lacity.org kenneth.fong@lacity.org, faruk.sezer@lacity.org Faruk Sezer, osama.younan@lacity.org osama.younan@lacity.org, bob.blue@live.com Bob Blue, ziggykruse2005@yahoo.com Ziggy Kruse

Subject: Staff Report for BF 250851, appeal by Angelenos for Historic Preservation of decision by LADBS for 11973 San Vicente Blvd … Time Sensitive Matter

Hello Veronica:

We are following up on our October 22nd and October 28th emails to you regarding our requests for the Staff Report for BF 250851, response to the appeal of LADBS decision on 11973 San Vicente Blvd. The emails are attached for easy access.

Withholding this report from any member of the public including the appellant denies an opportunity for a fair process. If LADBS withholds the report, it is limiting the time for the appellant and others to review and provide rebuttal to claims made in the report before the hearing on November 18, 2025 and before the material presentation due date of November 11, 2025.

This report is:
- a public record/document;
- in possession of the City in Electronic Format; and
- it does not require any amount of time or effort for the City to locate the report.

The report should be made available to anyone requesting it without any further delay.

We are sorry for being so insistent, but it is very important that your office share the already finished report regarding the appeal filed by Angelenos for Historic Preservation with the public as soon as possible.

This report is a vital piece of information that is needed in order to prepare a response / rebuttal not only by the appellant, but also anyone who has submitted written comments in either support or opposition to the appeal.

Also, since the report has been completed, there is no need for any extensions.

Question:
Has this report already been shared with the attorney for the appellant, Angelenos for Historic Preservation or the Applicant's representative?

If so, this report has then already been made public and should be provided to any requesting member of the public without any delay.

If the report has not been provided to the above referenced parties, then LADBS is clearly preventing any meaningful and coherent response by either party.
With all of the above in mind, and unless prohibited by code, ordinance or any other governing

document that restricts LADBS from releasing the completed Staff Report in the case for BF 250851, we ask that you please provide the report without any further delay.

However, if there are any restrictions, please cite the code, ordinance or any other governing document that restricts LADBS from doing so.

We thank you for your help and understanding.

Sincerely,
Ziggy Kruse Blue and Bob Blue

---

veronica.lopez@lacity.org Veronica Lopez Thursday, October 30, 2025 at 6:54:57 AM Pacific Daylight Time
To: ziggykruse2005@yahoo.com Ziggy Kruse
Cc: clkesq@outlook.com Esq. Coryn Kahn, hydee.feldsteinsoto@lacity.org Hydee Feldstein-Soto, kenneth.fong@lacity.org kenneth.fong@lacity.org, faruk.sezer@lacity.org Faruk Sezer, osama.younan@lacity.org osama.younan@lacity.org, bob.blue@live.com Bob Blue

Good morning Ziggy,

The staff report for this item has not been made public. Our policy is to provide the report to the public at the same time it is distributed to the Board. The report will be distributed to the Board on the Thursday before the scheduled hearing.

I will look into your request and get back to you.

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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On Wed, Oct 29, 2025 at 5:04 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Subject: Staff Report for BF 250851, appeal by Angelenos for Historic Preservation of decision by LADBS for 11973 San Vicente Blvd … Time Sensitive Matter
>
> Hello Veronica:
>
> We are following up on our October 22nd and October 28th emails to you regarding our requests for the Staff Report for BF 250851, response to the appeal of LADBS decision on 11973 San Vicente Blvd. The emails are attached for easy access.
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- in possession of the City in Electronic Format; and
- it does not require any amount of time or effort for the City to locate the report.

The report should be made available to anyone requesting it without any further delay.

We are sorry for being so insistent, but it is very important that your office share the already finished report regarding the appeal filed by Angelenos for Historic Preservation with the public as soon as possible.

This report is a vital piece of information that is needed in order to prepare a response / rebuttal not only by the appellant, but also anyone who has submitted written comments in either support or opposition to the appeal.

Also, since the report has been completed, there is no need for any extensions.

Question:
Has this report already been shared with the attorney for the appellant, Angelenos for Historic Preservation or the Applicant's representative?

If so, this report has then already been made public and should be provided to any requesting member of the public without any delay.

If the report has not been provided to the above referenced parties, then LADBS is clearly preventing any meaningful and coherent response by either party.
With all of the above in mind, and unless prohibited by code, ordinance or any other governing document that restricts LADBS from releasing the completed Staff Report in the case for BF 250851, we ask that you please provide the report without any further delay.

However, if there are any restrictions, please cite the code, ordinance or any other governing document that restricts LADBS from doing so.

We thank you for your help and understanding.

Sincerely,
Ziggy Kruse Blue and Bob Blue

---

veronica.lopez@lacity.org Veronica Lopez Thursday, October 30, 2025 at 2:31:33 PM Pacific Daylight Time
To: ziggykruse2005@yahoo.com Ziggy Kruse
Cc: clkesq@outlook.com Esq. Coryn Kahn, hydee.feldsteinsoto@lacity.org Hydee Feldstein-Soto, kenneth.fong@lacity.org kenneth.fong@lacity.org, faruk.sezer@lacity.org Faruk Sezer, osama.younan@lacity.org osama.younan@lacity.org, bob.blue@live.com Bob Blue

Good Afternoon Ziggy,

We will follow our normal procedure of releasing the staff report the Thursday before the hearing.

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, Oct 30, 2025 at 6:54 AM Veronica Lopez <veronica.lopez@lacity.org> wrote:

> Good morning Ziggy,
>
> The staff report for this item has not been made public. Our policy is to provide the report to the public at the same time it is distributed to the Board. The report will be distributed to the Board on the Thursday before the scheduled hearing.
>
> I will look into your request and get back to you.
>
> 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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> 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, Oct 29, 2025 at 5:04 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Subject: Staff Report for BF 250851, appeal by Angelenos for Historic Preservation of decision by LADBS for 11973 San Vicente Blvd … Time Sensitive Matter
>
> Hello Veronica:
>
> We are following up on our October 22nd and October 28th emails to you regarding our requests for the Staff Report for BF 250851, response to the appeal of LADBS decision on 11973 San Vicente Blvd. The emails are attached for easy access.
>
> Withholding this report from any member of the public including the appellant denies an opportunity for a fair process. If LADBS withholds the report, it is limiting the time for the appellant and others to review and provide rebuttal to claims made in the report before the hearing on November 18, 2025 and before the material presentation due date of November 11, 2025.
>
> This report is:
> - a public record/document;
> - in possession of the City in Electronic Format; and

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The report should be made available to anyone requesting it without any further delay.

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This report is a vital piece of information that is needed in order to prepare a response / rebuttal not only by the appellant, but also anyone who has submitted written comments in either support or opposition to the appeal.

Also, since the report has been completed, there is no need for any extensions.

Question:
Has this report already been shared with the attorney for the appellant, Angelenos for Historic Preservation or the Applicant's representative?

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However, if there are any restrictions, please cite the code, ordinance or any other governing document that restricts LADBS from doing so.

We thank you for your help and understanding.

Sincerely,
Ziggy Kruse Blue and Bob Blue

---

ziggykruse2005@yahoo.com Ziggy Kruse

Thursday, October 30, 2025 at 3:07:40 PM Pacific Daylight Time

To: ziggykruse2005@yahoo.com Ziggy Kruse
To: veronica.lopez@lacity.org Veronica Lopez
Cc: clkesq@outlook.com Esq. Coryn Kahn, hydee.feldsteinsoto@lacity.org Hydee Feldstein-Soto, kenneth.fong@lacity.org kenneth.fong@lacity.org, faruk.sezer@lacity.org Faruk Sezer, osama.younan@lacity.org osama.younan@lacity.org, bob.blue@live.com Bob Blue, ziggykruse2005@yahoo.com Ziggy Kruse

Hello Veronica:

Thank you for your prompt response.

LADBS policy or procedures do not change State Law under the California Public Records Act (CPRA), Government Code 6250.

LADBS is required to produce public records when requested, or cite the code that exempts this report from being released.

We do not believe that there is an applicable exemption to the CPRA regarding our Public Records Request.

However, if LADBS believes that an exemption applies to our request for the already prepared report, please cite the code that applies for such exemption.

With the above in mind, we are reiterating our October 22nd public records act request for the Staff report regarding BF #250851.

Since the LADBS is already in possession of this report and has this report in electronic format, it can be emailed to us without delay.

Thank you for your understanding and prompt attention to this matter.

Sincerely,
Ziggy Kruse Blue and Bob Blue

On Thursday, October 30, 2025 at 02:32:10 PM PDT, Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Afternoon Ziggy,

We will follow our normal procedure of releasing the staff report the Thursday before the hearing.

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

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On Thu, Oct 30, 2025 at 6:54 AM Veronica Lopez <veronica.lopez@lacity.org> wrote:

> Good morning Ziggy,
>
> The staff report for this item has not been made public. Our policy is to provide the report to the public at the same time it is distributed to the Board. The report will be distributed to the Board on the Thursday before the scheduled hearing.
>
> I will look into your request and get back to you.
>
> Regards,
>
> **Veronica Lopez**
> **Department of Building & Safety, City of Los Angeles**

Commission Office - Board Secretary
Structural Engineering Associate
201 N. Figueroa St., Room 1030
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On Wed, Oct 29, 2025 at 5:04 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Subject: Staff Report for BF 250851, appeal by Angelenos for Historic Preservation of decision by LADBS for 11973 San Vicente Blvd … Time Sensitive Matter
>
> Hello Veronica:
>
> We are following up on our October 22nd and October 28th emails to you regarding our requests for the Staff Report for BF 250851, response to the appeal of LADBS decision on 11973 San Vicente Blvd. The emails are attached for easy access.
>
> Withholding this report from any member of the public including the appellant denies an opportunity for a fair process. If LADBS withholds the report, it is limiting the time for the appellant and others to review and provide rebuttal to claims made in the report before the hearing on November 18, 2025 and before the material presentation due date of November 11, 2025.
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> This report is a vital piece of information that is needed in order to prepare a response / rebuttal not only by the appellant, but also anyone who has submitted written comments in either support or opposition to the appeal.
>
> Also, since the report has been completed, there is no need for any extensions.
>
> **Question:**
> Has this report already been shared with the attorney for the appellant, Angelenos for Historic Preservation or the Applicant's representative?
>
> If so, this report has then already been made public and should be provided to any requesting member of the public without any delay.
>
> If the report has not been provided to the above referenced parties, then LADBS is clearly preventing any meaningful and coherent response by either party.

With all of the above in mind, and unless prohibited by code, ordinance or any other governing document that restricts LADBS from releasing the completed Staff Report in the case for BF 250851, we ask that you please provide the report without any further delay.

However, if there are any restrictions, please cite the code, ordinance or any other governing document that restricts LADBS from doing so.

We thank you for your help and understanding.

Sincerely,
Ziggy Kruse Blue and Bob Blue

Fwd: Fw: Status Update Request re. FEIR Certification and Actions for the SOC; CHC-2007-1585-HCM; ENV-2019-6645-EIR; 11973 San Vicente Boulevard Project ... Please see email for details ...

veronica.lopez@lacity.org Veronica Lopez Tuesday, September 2, 2025 at 9:42:53 AM Pacific Daylight Time
To: allen.manalansan@lacity.org Allen Manalansan
Cc: devin.myrick@lacity.org Devin Myrick, binh.phan@lacity.org Binh Phan

Good Morning Allen,

Devin asked that I forward the draft staff report and presentation for the Barry Building appeal to you for review. This appeal pertains to the Department's certification of
an EIR. Attached is also the determination letter from Binh.

Please let me know if you have any 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

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---------- Forwarded message ---------
From: **Mindy Nguyen** <Mindy.Nguyen@lacity.org>
Date: Fri, Aug 22, 2025 at 3:44 PM
Subject: Re: Fw: Status Update Request re. FEIR Certification and Actions for the SOC; CHC-2007-1585-HCM; ENV-2019-6645-EIR; 11973 San Vicente Boulevard Project ... Please see email for details ...
To: Veronica Lopez <veronica.lopez@lacity.org>
Cc: Milena Zasadzien <milena.zasadzien@lacity.org>, Jason McCrea <jason.mccrea@lacity.org>, Faruk Sezer <faruk.sezer@lacity.org>, Kathryn Phelan <kathryn.phelan@lacity.org>, Binh Phan <binh.phan@lacity.org>, Lucy Atwood <lucy.atwood@lacity.org>, Kenneth Fong <kenneth.fong@lacity.org>, Devin Myrick <devin.myrick@lacity.org>, Joel Williams <joel.n.williams@lacity.org>

Hi All,

Please see the attached Draft Appeal Report and linked Draft PowerPoint Presentation for the Barry Building Appeal.

Please be advised that these are still pending review by Milena and Kathy.

Let me know if you have any questions.

Thank you!

On Wed, Jul 23, 2025 at 2:54 PM Mindy Nguyen <Mindy.Nguyen@lacity.org> wrote:

> Thank you, Veronica!
>
> Received.
>
> On Wed, Jul 23, 2025 at 2:25 PM Veronica Lopez <veronica.lopez@lacity.org> wrote:
>
> > Good Afternoon Mindy, Jason, and Milena,
> >
> > Attached is the requested staff report template. I have also attached an example staff report and presentation.
> >
> > The Board appeal was submitted on July 9, 2025. The Department has 60 days to render a written determination responding to the appellant's allegation of error or abuse of discretion, but we will need a draft within 45 days for executive office review.
> >
> > **Board File No. Assigned:** 250851
> > **Draft Report & Presentation due by:** August 22, 2025
> > **Final Report & Presentation due by:** September 5, 2025
> > **Hearing Date:** TBD
> >
> > Please let me know if any additional information is needed.
> >
> > 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

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BBSC staff report example.pdf

On Tue, Jul 22, 2025 at 2:59 PM Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Afternoon All,

Attached is correspondence received from the property owner.

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

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On Mon, Jul 21, 2025 at 9:16 AM Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Morning All,

Attached is correspondence received for this item

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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On Wed, Jul 16, 2025 at 11:54 AM Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Afternoon Milena,

Refer to the attachment.

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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On Wed, Jul 16, 2025 at 11:45 AM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:
Hi Faruk, Would you mind sharing the appeal with the group so we can review prior to the meeting?
Thanks,
Milena

On Wed, Jul 16, 2025 at 8:51 AM Faruk Sezer <faruk.sezer@lacity.org> wrote:
Good morning Everyone,

We now have one appellant for the Barry Building determination letter. I want to schedule a meeting next week to discuss the staff report and presentation required for the upcoming BBSC hearing. While we have up to 60 days to hold the hearing, we need to complete preparations earlier to allow time for agenda posting and notice distribution.
I'm available:

- Tuesday, the 22nd: all day except at 2:00 PM
- Wednesday, the 23rd: at 9:00 AM or anytime after 11:00 AM

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



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On Wed, Jun 4, 2025 at 11:38 AM Faruk Sezer <faruk.sezer@lacity.org> wrote:
Good morning Everyone,
Please find attached the signed DBS Determination Letter along with the exhibits.
Pls keep us informed of any actions taken by your team.

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

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On Mon, Jun 2, 2025 at 4:48 PM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:

Hi Faruk,

Thank you for the clarifications and we understand about the two-step appeal process.
Should the public have any questions about the process, we'll forward those to Veronica.

To move the process forward, if you can send us a signed PDF of the final documents (dated at least one or two days ahead in time), our staff can coordinate the mailing/emailing of the decision to our interested parties distribution list.

Appreciate all your help for this project!
Milena

Milena Zasadzien
Principal City Planner, Major Projects
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
milena.zasadzien@lacity.org
T: 213.847.3636 | Planning4LA.org
E-NEWS

Effective July 1, 2025, City Planning fees will increase by 3.4% based on the Consumer Price Index for Urban Consumers. Please review the updated Fee Schedule for Article 9 of the Original Zoning Code and Article 15 of the New Zoning Code. Applicants should plan ahead for any new filings as deemed appropriate.

On Mon, Jun 2, 2025 at 8:02 AM Faruk Sezer <faruk.sezer@lacity.org> wrote:

Good morning Milenda,
Anyone can file for an appeal: An applicant, the owner, or the owner's rep.
The two-step process has consistently been the standard approach for LADBS appeals, and we have not encountered any issues with it to date. Veronica Lopez from BBSC is already listed as the contact person for DBS appeals in the letter, which should be sufficient.
We believe it is unnecessary to include additional details on how an applicant may file an appeal within the determination letter, as the Information Bulletin, provided as Exhibit B, already outlines the appeal process.

Veronica Lopez, copied here, can provide additional information if you have further questions regarding the appeal process.
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
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Click here to View Historical Records

On Fri, May 30, 2025 at 12:28 PM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:

Hi Faruk,

Thank you so much for the updated documents and information.

I guess I'm not fully clear on the appeal process, and can we include some simplified language to the public in the letter to explain what their options are and what parts of the document to fill out and when?

Here are a few follow up questions:
- Is the "modification" step needed? I thought that from our previous call, we had discussed that perhaps this two-step process doesn't make sense in this instance for LADBS to report and investigate if that part has already thoroughly been vetted?
- If a two-step process is the path forward, does this mean only the owner/applicant is the only one that can initiate the first step for the "modification"? What if they do or don't? When does the public get notified that they can move on to step 2 for the appeal?

Thanks!
Milena

LOS ANGELES CITY PLANNING

Milena Zasadzien
Principal City Planner, Major Projects
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
milena.zasadzien@lacity.org
T: 213.847.3636 | Planning4LA.org
E-NEWS

On Fri, May 30, 2025 at 9:12 AM Faruk Sezer <faruk.sezer@lacity.org> wrote:

Thank you for your feedback and comments. I've made the following updates:

- Removed the highlight from the SOC section.
- Corrected the CEQA Appeal section in the determination letter.

Regarding Milena's question about the appeal process:
The "Determination" section in Exhibit B (Info Bulletin) outlines the process. First, the applicant or owner must complete Page 3 of the Info Bulletin (also Page 1 of the Modification Form). If the modification request is denied, an appeal may be filed by the applicant, the owner, or an applicant acting on behalf of the owner
When it comes to the Appeal;

- If the property owner or their applicant files an appeal, the owner must sign the application, or the applicant, representing the owner, must submit a notarized affidavit confirming the owner's awareness and accurate contact info.
- If someone else files the appeal, no affidavit is required, but Commission staff must notify the property owner of the hearing.

I hope that clarifies your question.

Please let us know the next steps if you are ok with the letter and the Exhibits.

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
LADBS
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING & SAFETY

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Click here to View Historical Records

On Wed, May 28, 2025 at 2:33 PM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:

Also, regarding the appeal to LADBS, it's not fully clear to me in Exhibit B what part an appellant would need to fill out? Would it be the 4th page?
Is the Appellant the "Owner" in this form? Do they have to notarize the appeal form? Or do they only fill out the bottom of the form which says "Applicant"?



Milena Zasadzien
Principal City Planner, Major Projects
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
milena.zasadzien@lacity.org
T: 213.847.3636 | Planning4LA.org
E-NEWS

On Wed, May 28, 2025 at 2:26 PM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:

> Can we also fix page 3?
> There is a "CEQA Appeal" section header that looks like its floating at the end of the sentence:
>
> 
>
> **Milena Zasadzien**
> Principal City Planner, Major Projects
> **Los Angeles City Planning**
> 221 N. Figueroa Street, Suite 1350
> Los Angeles, CA 90012
> milena.zasadzien@lacity.org
> T: 213.847.3636 | Planning4LA.org
> E-NEWS
>
> On Wed, May 28, 2025 at 2:16 PM Jason McCrea <jason.mccrea@lacity.org> wrote:
>
> > Hi Faruk,
> >
> > I will check with Mindy and Milena and get back to you, but in the meantime, the Statement of Overriding Considerations header in the exhibit A is still highlighted, do you mind removing that highlight?
> >
> > Thanks.

--

Mindy Nguyen
Pronouns: She, Hers, Her
Senior City Planner | Major Projects
Los Angeles City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
T: (213) 833-8093 | Planning4LA.org
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E-NEWS

Attachments:

image.png 9.7k

image.png 140k

BBSC Barry Building Appeal Draft Staff Report_08.22.2025.docx 81k

2025-06-04_Barry Building_sgnd DL-06.04.25_with attachments_released by City Planning.pdf 3.5M

Allen.Manalansan@lacity.org Allen Manalansan Tuesday, September 2, 2025 at 1:17:53 PM Pacific Daylight Time
To: rodolfo.arias@lacity.org Rodolfo Arias

Allen Manalansan, S.E.
Assistant Bureau Chief
Permit and Engineering Bureau
City of Los Angeles, Department of Building and Safety
201 N. Figueroa St., Room 880

---------- Forwarded message ---------
From: **Veronica Lopez** <veronica.lopez@lacity.org>
Date: Tue, Sep 2, 2025, 9:43 AM
Subject: Fwd: Fw: Status Update Request re. FEIR Certification and Actions for the SOC; CHC-2007-1585-HCM; ENV-2019-6645-EIR; 11973 San Vicente Boulevard Project ... Please see email for details ...
To: Allen Manalansan <allen.manalansan@lacity.org>
Cc: Devin Myrick <devin.myrick@lacity.org>, Binh Phan <binh.phan@lacity.org>

Good Morning Allen,

Devin asked that I forward the draft staff report and presentation for the Barry Building appeal to you for review. This appeal pertains to the Department's certification of
an EIR. Attached is also the determination letter from Binh.

Please let me know if you have any 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

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From: **Mindy Nguyen** <Mindy.Nguyen@lacity.org>
Date: Fri, Aug 22, 2025 at 3:44 PM
Subject: Re: Fw: Status Update Request re. FEIR Certification and Actions for the SOC; CHC-2007-1585-HCM; ENV-2019-6645-EIR; 11973 San Vicente Boulevard Project ... Please see email for details ...
To: Veronica Lopez <veronica.lopez@lacity.org>
Cc: Milena Zasadzien <milena.zasadzien@lacity.org>, Jason McCrea <jason.mccrea@lacity.org>, Faruk Sezer <faruk.sezer@lacity.org>, Kathryn Phelan <kathryn.phelan@lacity.org>, Binh Phan <binh.phan@lacity.org>, Lucy Atwood <lucy.atwood@lacity.org>, Kenneth Fong <kenneth.fong@lacity.org>, Devin Myrick <devin.myrick@lacity.org>, Joel Williams <joel.n.williams@lacity.org>

Hi All,

Please see the attached Draft Appeal Report and linked Draft PowerPoint Presentation for the Barry Building Appeal.

Please be advised that these are still pending review by Milena and Kathy.

Let me know if you have any questions.

Thank you!

On Wed, Jul 23, 2025 at 2:54 PM Mindy Nguyen <Mindy.Nguyen@lacity.org> wrote:

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>
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> > **Board File No. Assigned:** 250851
> > **Draft Report & Presentation due by:** August 22, 2025
> > **Final Report & Presentation due by:** September 5, 2025
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> > **Commission Office - Board Secretary**
> > Structural Engineering Associate
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Thank you.

***I will be out of office on every other MONDAY;

Faruk Sezer MS, PE, CASp, ICC
Building Civil Engineer
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213.482.0093 | dbs.lacity.gov

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Please find attached the signed DBS Determination Letter along with the exhibits.
Pls keep us informed of any actions taken by your team.

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Should the public have any questions about the process, we'll forward those to Veronica.

To move the process forward, if you can send us a signed PDF of the final documents (dated at least one or two days ahead in time), our staff can coordinate the mailing/emailing of the decision to our interested parties distribution list.

Appreciate all your help for this project!
Milena

Milena Zasadzien
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Veronica Lopez, copied here, can provide additional information if you have further questions regarding the appeal process.
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Hi Faruk,

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I guess I'm not fully clear on the appeal process, and can we include some simplified language to the public in the letter to explain what their options are and what parts of the document to fill out and when?

Here are a few follow up questions:
- Is the "modification" step needed? I thought that from our previous call, we had discussed that perhaps this two-step process doesn't make sense in this instance for LADBS to report and investigate if that part has already thoroughly been vetted?
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E-NEWS

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Thank you for your feedback and comments. I've made the following updates:

- Removed the highlight from the SOC section.
- Corrected the CEQA Appeal section in the determination letter.

Regarding Milena's question about the appeal process:
The "Determination" section in Exhibit B (Info Bulletin) outlines the process. First, the applicant or owner must complete Page 3 of the Info Bulletin (also Page 1 of the Modification Form). If the modification request is denied, an appeal may be filed by the applicant, the owner, or an applicant acting on behalf of the owner
When it comes to the Appeal;

- If the property owner or their applicant files an appeal, the owner must sign the application, or the applicant, representing the owner, must submit a notarized affidavit confirming the owner's awareness and accurate contact info.
- If someone else files the appeal, no affidavit is required, but Commission staff must notify the property owner of the hearing.

I hope that clarifies your question.

Please let us know the next steps if you are ok with the letter and the Exhibits.

Thank you.

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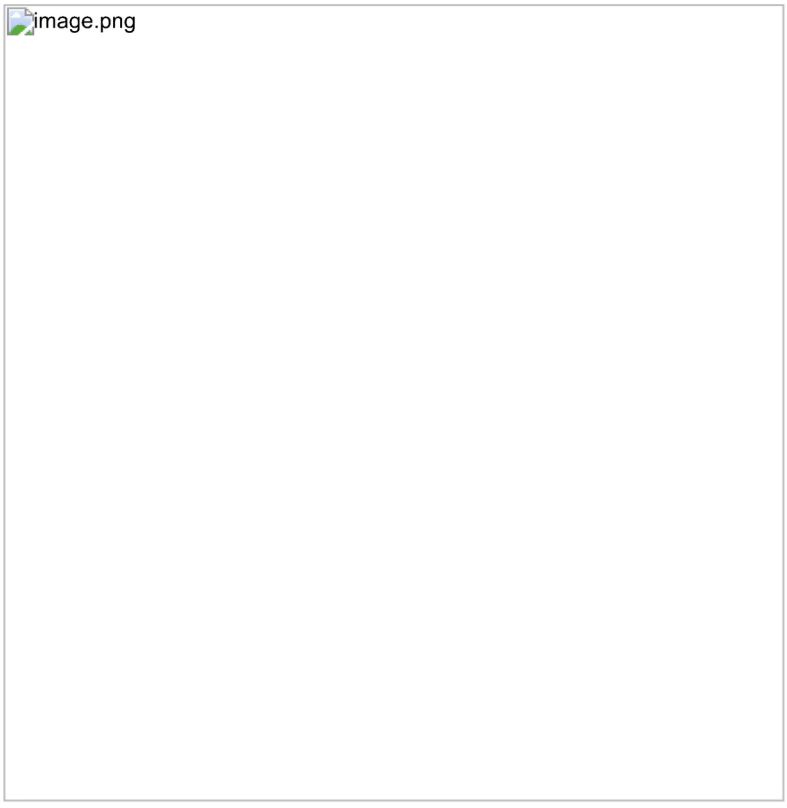
On Wed, May 28, 2025 at 2:33 PM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:

> Also, regarding the appeal to LADBS, it's not fully clear to me in Exhibit B what part an appellant would need to fill out? Would it be the 4th page?
> Is the Appellant the "Owner" in this form? Do they have to notarize the appeal form? Or do they only fill out the bottom of the form which says "Applicant"?



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E-NEWS

On Wed, May 28, 2025 at 2:26 PM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:

Can we also fix page 3?
There is a "CEQA Appeal" section header that looks like its floating at the end of the sentence:

image.png

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E-NEWS

On Wed, May 28, 2025 at 2:16 PM Jason McCrea <jason.mccrea@lacity.org> wrote:

Hi Faruk,

I will check with Mindy and Milena and get back to you, but in the meantime, the Statement of Overriding Considerations header in the exhibit A is still highlighted, do you mind removing that highlight?

Thanks.

--

Mindy Nguyen
Pronouns: She, Hers, Her
Senior City Planner | Major Projects
Los Angeles City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
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Attachments:

image.png 9.7k

image.png 140k

BBSC Barry Building Appeal Draft Staff Report_08.22.2025.docx 81k

2025-06-04_Barry Building_sgnd DL-06.04.25_with attachments_released by City Planning.pdf 3.5M

jason.mccrea@lacity.org Jason McCrea Tuesday, September 2, 2025 at 4:04:29 PM Pacific Daylight Time
To: Allen.Manalansan@lacity.org Allen Manalansan
Cc: veronica.lopez@lacity.org Veronica Lopez, milena.zasadzien@lacity.org Milena Zasadzien, faruk.sezer@lacity.org Faruk Sezer, kathryn.phelan@lacity.org Kathryn Phelan, binh.phan@lacity.org Binh Phan, lucy.atwood@lacity.org Lucy Atwood, kenneth.fong@lacity.org Kenneth Fong, devin.myrick@lacity.org Devin Myrick, joel.n.williams@lacity.org Joel Williams, mindy.nguyen@lacity.org Mindy Nguyen

Hi Allen,

You should already have access to the google drive document that is too large to share but the link can be found here: https://drive.google.com/file/d/1fV7Y6VS98YbgfCu4zKtWyAkKScyUfaN6/view?usp=sharing

I'll attach the other files again just to be sure you have access.

Thanks.

On Tue, Sep 2, 2025 at 3:58 PM Mindy Nguyen <Mindy.Nguyen@lacity.org> wrote:
> Thanks, Jason.
>
> Also adding +Allen Manalansan to the chain.
>
> Allen, please see the updated Appeal Staff Report (attached) which includes the City Attorney's edits/comments (still pending Milena's review), and the linked Draft PowerPoint Presentation for the Barry Building Appeal.

Let me know if you have any questions.

On Tue, Sep 2, 2025 at 3:40 PM Jason McCrea <jason.mccrea@lacity.org> wrote:
> Hi,
>
> The Appeal Report Exhibits are attached, they are named as they appear in the report (there was a typo, there should only be Exhibits A-F). Cover Pages can be provided once the report is finalized.
>
> They may be over the email size limit so they are attached as google drive files, please let me know if there are any issues accessing the files and we can try to troubleshoot.
>
> Thanks.
>
> Exhibit E-CHC-2007-1585 Barry Building.pdf

On Fri, Aug 22, 2025 at 3:44 PM Mindy Nguyen <Mindy.Nguyen@lacity.org> wrote:
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BBSC staff report example.pdf

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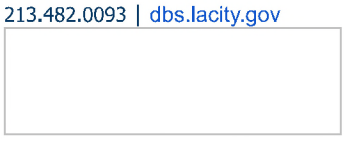

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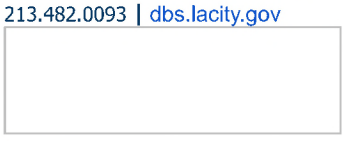

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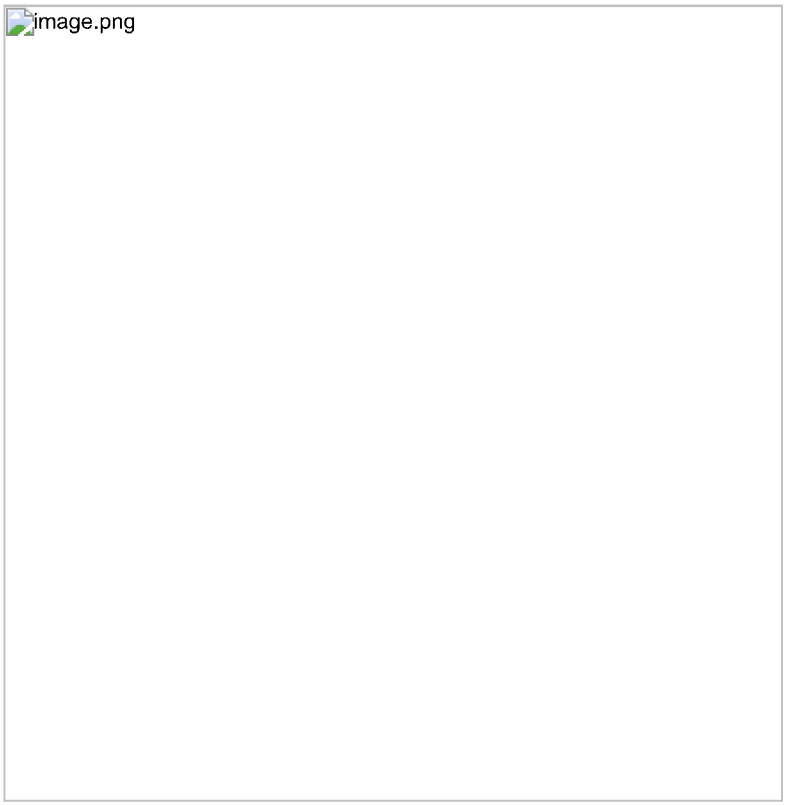
On Wed, May 28, 2025 at 2:33 PM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:

Also, regarding the appeal to LADBS, it's not fully clear to me in Exhibit B what part an appellant would need to fill out? Would it be the 4th page?
Is the Appellant the "Owner" in this form? Do they have to notarize the appeal form? Or do they only fill out the bottom of the form which says "Applicant"?



Milena Zasadzien
Principal City Planner, Major Projects
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
milena.zasadzien@lacity.org
T: 213.847.3636 | Planning4LA.org

On Wed, May 28, 2025 at 2:26 PM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:

Can we also fix page 3?
There is a "CEQA Appeal" section header that looks like its floating at the end of the sentence:



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On Wed, May 28, 2025 at 2:16 PM Jason McCrea <jason.mccrea@lacity.org> wrote:

Hi Faruk,

I will check with Mindy and Milena and get back to you, but in the meantime, the Statement of Overriding Considerations header in the exhibit A is still highlighted, do you mind removing that highlight?

Thanks.

--

Mindy Nguyen
Pronouns: She, Hers, Her
Senior City Planner | Major Projects
Los Angeles City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
T: (213) 833-8093 | Planning4LA.org

Effective July 1, 2025, City Planning fees will increase by 3.4% based on the Consumer Price Index for Urban Consumers*. Please review the updated Fee Schedule for Article 9 of the Original Zoning Code and Article 15 of the New Zoning Code. Applicants should plan ahead for any new filings as deemed appropriate.*

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--

Jason McCrea
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City Planner
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--

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Attachments:

image.png 9.7k

image.png 140k

Exhibit D-LADBS letter to HCC.5.9.2024.pdf 190k

Exhibit C-DCP CEQA Cert recommendation to DBS_3.21.24_final.pdf 263k

Exhibit A-ZIMAS Parcel Profile Report.pdf 930k

Exhibit B-LADBS Determination Letter-06.06.25-wattachments.pdf 3.5M

Exhibit F-BF 250851 - Correspondence.pdf 13M

Devin.Myrick@lacity.org Devin Myrick Thursday, September 4, 2025 at 12:04:38 PM Pacific Daylight Time
To: ALLEN.MANALANSAN@lacity.org Allen Manalansan

Resending for ease of reference

Devin Myrick
Asst. Deputy Superintendent of Bldg.
Director of Government & Community Relations
DSCM | Zoning | Code Studies
City of Los Angeles Department of Building and Safety
201 N Figueroa St. Ste. 1080A
Los Angeles, Ca 90012
Mobile | (213) 792-8291
Office | (213) 482-0447

---------- Forwarded message ---------
From: **Veronica Lopez** <veronica.lopez@lacity.org>
Date: Tue, Sep 2, 2025 at 9:43 AM
Subject: Fwd: Fw: Status Update Request re. FEIR Certification and Actions for the SOC; CHC-2007-1585-HCM; ENV-2019-6645-EIR; 11973 San Vicente Boulevard Project ... Please see email for details ...
To: Allen Manalansan <allen.manalansan@lacity.org>
Cc: Devin Myrick <devin.myrick@lacity.org>, Binh Phan <binh.phan@lacity.org>

Good Morning Allen,

Devin asked that I forward the draft staff report and presentation for the Barry Building appeal to you for review. This appeal pertains to the Department's certification of
an EIR. Attached is also the determination letter from Binh.

Please let me know if you have any 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

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Date: Fri, Aug 22, 2025 at 3:44 PM
Subject: Re: Fw: Status Update Request re. FEIR Certification and Actions for the SOC; CHC-2007-1585-HCM; ENV-2019-6645-EIR; 11973 San Vicente Boulevard Project ... Please see email for details ...
To: Veronica Lopez <veronica.lopez@lacity.org>
Cc: Milena Zasadzien <milena.zasadzien@lacity.org>, Jason McCrea <jason.mccrea@lacity.org>, Faruk Sezer <faruk.sezer@lacity.org>, Kathryn

Phelan <kathryn.phelan@lacity.org>, Binh Phan <binh.phan@lacity.org>, Lucy Atwood <lucy.atwood@lacity.org>, Kenneth Fong <kenneth.fong@lacity.org>, Devin Myrick <devin.myrick@lacity.org>, Joel Williams <joel.n.williams@lacity.org>

Hi All,

Please see the attached Draft Appeal Report and linked Draft PowerPoint Presentation for the Barry Building Appeal.

Please be advised that these are still pending review by Milena and Kathy.

Let me know if you have any questions.

Thank you!

On Wed, Jul 23, 2025 at 2:54 PM Mindy Nguyen <Mindy.Nguyen@lacity.org> wrote:

> Thank you, Veronica!
>
> Received.
>
> On Wed, Jul 23, 2025 at 2:25 PM Veronica Lopez <veronica.lopez@lacity.org> wrote:
>
> > Good Afternoon Mindy, Jason, and Milena,
> >
> > Attached is the requested staff report template. I have also attached an example staff report and presentation.
> >
> > The Board appeal was submitted on July 9, 2025. The Department has 60 days to render a written determination responding to the appellant's allegation of error or abuse of discretion, but we will need a draft within 45 days for executive office review.
> >
> > **Board File No. Assigned:** 250851
> > **Draft Report & Presentation due by:** August 22, 2025
> > **Final Report & Presentation due by:** September 5, 2025
> > **Hearing Date:** TBD
> >
> > Please let me know if any additional information is needed.
> >
> > Thank you,
> >
> > **Veronica Lopez**
> > **Department of Building & Safety, City of Los Angeles**
> > **Commission Office - Board Secretary**
> > Structural Engineering Associate
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> >
> > BBSC staff report example.pdf
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> >
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> >
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> >
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> > **Commission Office - Board Secretary**
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On Mon, Jul 21, 2025 at 9:16 AM Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Morning All,

Attached is correspondence received for this item

Regards,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
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On Wed, Jul 16, 2025 at 11:54 AM Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Afternoon Milena,

Refer to the attachment.

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 16, 2025 at 11:45 AM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:

Hi Faruk, Would you mind sharing the appeal with the group so we can review prior to the meeting?
Thanks,
Milena

On Wed, Jul 16, 2025 at 8:51 AM Faruk Sezer <faruk.sezer@lacity.org> wrote:

Good morning Everyone,

We now have one appellant for the Barry Building determination letter. I want to schedule a meeting next week to discuss the staff report and presentation required for the upcoming BBSC hearing. While we have up to 60 days to hold the hearing, we need to complete preparations earlier to allow time for agenda posting and notice distribution.
I'm available:

- Tuesday, the 22nd: all day except at 2:00 PM
- Wednesday, the 23rd: at 9:00 AM or anytime after 11:00 AM

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

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On Wed, Jun 4, 2025 at 11:38 AM Faruk Sezer <faruk.sezer@lacity.org> wrote:

Good morning Everyone,
Please find attached the signed DBS Determination Letter along with the exhibits.
Pls keep us informed of any actions taken by your team.

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
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On Mon, Jun 2, 2025 at 4:48 PM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:

Hi Faruk,

Thank you for the clarifications and we understand about the two-step appeal process.
Should the public have any questions about the process, we'll forward those to Veronica.

To move the process forward, if you can send us a signed PDF of the final documents (dated at least one or two days ahead in time), our staff can coordinate the mailing/emailing of the decision to our interested parties distribution list.

Appreciate all your help for this project!
Milena

LOS ANGELES CITY PLANNING

Milena Zasadzien
Principal City Planner, Major Projects
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
milena.zasadzien@lacity.org
T: 213.847.3636 | Planning4LA.org
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Effective July 1, 2025, City Planning fees will increase by 3.4% based on the Consumer Price Index for Urban Consumers. Please review the updated Fee Schedule for Article 9 of the Original Zoning Code and Article 15 of the New Zoning Code. Applicants should plan ahead for any new filings as deemed appropriate.

On Mon, Jun 2, 2025 at 8:02 AM Faruk Sezer <faruk.sezer@lacity.org> wrote:

Good morning Milenda,
Anyone can file for an appeal: An applicant, the owner, or the owner's rep.
The two-step process has consistently been the standard approach for LADBS appeals, and we have not encountered any issues with it to date. Veronica Lopez from BBSC is already listed as the contact person for DBS appeals in the letter, which should be sufficient.

We believe it is unnecessary to include additional details on how an applicant may file an appeal within the determination letter, as the Information Bulletin, provided as Exhibit B, already outlines the appeal process.

Veronica Lopez, copied here, can provide additional information if you have further questions regarding the appeal process.
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
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On Fri, May 30, 2025 at 12:28 PM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:

> Hi Faruk,
>
> Thank you so much for the updated documents and information.
>
> I guess I'm not fully clear on the appeal process, and can we include some simplified language to the public in the letter to explain what their options are and what parts of the document to fill out and when?
>
> Here are a few follow up questions:
> - Is the "modification" step needed? I thought that from our previous call, we had discussed that perhaps this two-step process doesn't make sense in this instance for LADBS to report and investigate if that part has already thoroughly been vetted?
> - If a two-step process is the path forward, does this mean only the owner/applicant is the only one that can initiate the first step for the "modification"? What if they do or don't? When does the public get notified that they can move on to step 2 for the appeal?
>
> Thanks!
> Milena
>
> **Milena Zasadzien**
> Principal City Planner, Major Projects
> **Los Angeles City Planning**
> 221 N. Figueroa Street, Suite 1350
> Los Angeles, CA 90012
> milena.zasadzien@lacity.org
> T: 213.847.3636 | Planning4LA.org
> E-NEWS
>
> On Fri, May 30, 2025 at 9:12 AM Faruk Sezer <faruk.sezer@lacity.org> wrote:
>
> > Thank you for your feedback and comments. I've made the following updates:
> >
> > - Removed the highlight from the SOC section.
> > - Corrected the CEQA Appeal section in the determination letter.
> >
> > Regarding Milena's question about the appeal process:
> > The "Determination" section in Exhibit B (Info Bulletin) outlines the process. First, the applicant or owner must complete Page 3 of the Info Bulletin (also Page 1 of the Modification Form). If the modification request is denied, an appeal may be filed by the applicant, the owner, or an applicant acting on behalf of the owner
> > **When it comes to the Appeal;**
> >
> > - If the property owner or their applicant files an appeal, the owner must sign the application, or the applicant, representing the owner, must submit a notarized affidavit confirming the owner's awareness and accurate contact info.
> > - If someone else files the appeal, no affidavit is required, but Commission staff must notify the property owner of the hearing.
> >
> > I hope that clarifies your question.

Please let us know the next steps if you are ok with the letter and the Exhibits.

Thank you.

***I will be out of office on every other MONDAY;

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Building Civil Engineer
Government and Community Relations Division
Los Angeles Department of Building and Safety
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> Also, regarding the appeal to LADBS, it's not fully clear to me in Exhibit B what part an appellant would need to fill out? Would it be the 4th page?
> Is the Appellant the "Owner" in this form? Do they have to notarize the appeal form? Or do they only fill out the bottom of the form which says "Applicant"?



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On Wed, May 28, 2025 at 2:16 PM Jason McCrea <jason.mccrea@lacity.org> wrote:

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Thanks.

--

Mindy Nguyen
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Attachments:

image.png 9.7k

image.png 140k

BBSC Barry Building Appeal Draft Staff Report_08.22.2025.docx 81k

2025-06-04_Barry Building_sgnd DL-06.04.25_with attachments_released by City Planning.pdf 3.5M

---

jason.mccrea@lacity.org Jason McCrea Friday, September 5, 2025 at 11:57:54 AM Pacific Daylight Time
To: veronica.lopez@lacity.org Veronica Lopez
Cc: milena.zasadzien@lacity.org Milena Zasadzien, faruk.sezer@lacity.org Faruk Sezer, kathryn.phelan@lacity.org Kathryn Phelan, binh.phan@lacity.org Binh Phan, lucy.atwood@lacity.org Lucy Atwood, kenneth.fong@lacity.org Kenneth Fong, devin.myrick@lacity.org Devin Myrick, joel.n.williams@lacity.org Joel Williams, mindy.nguyen@lacity.org Mindy Nguyen, allen.manalansan@lacity.org Allen Manalansan

Hi Veronica,

Please see attached Barry Building Appeal Report.

Please note as we do not have a confirmed date as of now the report does not have a date, similarly, we weren't able to locate the appeal application package, we used the information provided in the appeal justification by this should still be verified against the appeal application.

Please let me know if there are any issues.

Thanks.

On Tue, Sep 2, 2025 at 4:04 PM Jason McCrea <jason.mccrea@lacity.org> wrote:
Hi Allen,

You should already have access to the google drive document that is too large to share but the link can be found here: https://drive.google.com/file/d/1fV7Y6VS98YbgfCu4zKtWyAkKScyUfaN6/view?usp=sharing

I'll attach the other files again just to be sure you have access.

Thanks.

On Tue, Sep 2, 2025 at 3:58 PM Mindy Nguyen <Mindy.Nguyen@lacity.org> wrote:
Thanks, Jason.

Also adding +Allen Manalansan to the chain.

Allen, please see the updated Appeal Staff Report (attached) which includes the City Attorney's edits/comments (still pending Milena's review), and the linked Draft PowerPoint Presentation for the Barry Building Appeal.

Let me know if you have any questions.

On Tue, Sep 2, 2025 at 3:40 PM Jason McCrea <jason.mccrea@lacity.org> wrote:
Hi,

The Appeal Report Exhibits are attached, they are named as they appear in the report (there was a typo, there should only be Exhibits A-F). Cover Pages can be provided once the report is finalized.

They may be over the email size limit so they are attached as google drive files, please let me know if there are any issues accessing the files and we can try to troubleshoot.

Thanks.

Exhibit E-CHC-2007-1585 Barry Building.pdf

On Fri, Aug 22, 2025 at 3:44 PM Mindy Nguyen <Mindy.Nguyen@lacity.org> wrote:
> Hi All,
>
> Please see the attached Draft Appeal Report and linked Draft PowerPoint Presentation for the Barry Building Appeal.
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> > >
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> > >
> > > Thank you,
> > >
> > > **Veronica Lopez**

Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
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BBSC staff report example.pdf

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>
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>
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>
> Refer to the attachment.
>
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>
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On Wed, Jun 4, 2025 at 11:38 AM Faruk Sezer <faruk.sezer@lacity.org> wrote:
Good morning Everyone,
Please find attached the signed DBS Determination Letter along with the exhibits.
Pls keep us informed of any actions taken by your team.

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

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On Mon, Jun 2, 2025 at 4:48 PM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:

Hi Faruk,

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Should the public have any questions about the process, we'll forward those to Veronica.

To move the process forward, if you can send us a signed PDF of the final documents (dated at least one or two days ahead in time), our staff can coordinate the mailing/emailing of the decision to our interested parties distribution list.

Appreciate all your help for this project!
Milena

Milena Zasadzien
Principal City Planner, Major Projects
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
milena.zasadzien@lacity.org
T: 213.847.3636 | Planning4LA.org

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Veronica Lopez, copied here, can provide additional information if you have further questions regarding the appeal process.
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- Removed the highlight from the SOC section.
- Corrected the CEQA Appeal section in the determination letter.

Regarding Milena's question about the appeal process:
The "Determination" section in Exhibit B (Info Bulletin) outlines the process. First, the applicant or owner must complete Page 3 of the Info Bulletin (also Page 1 of the Modification Form). If the modification request is denied, an appeal may be filed by the applicant, the owner, or an applicant acting on behalf of the owner
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I hope that clarifies your question.

Please let us know the next steps if you are ok with the letter and the Exhibits.

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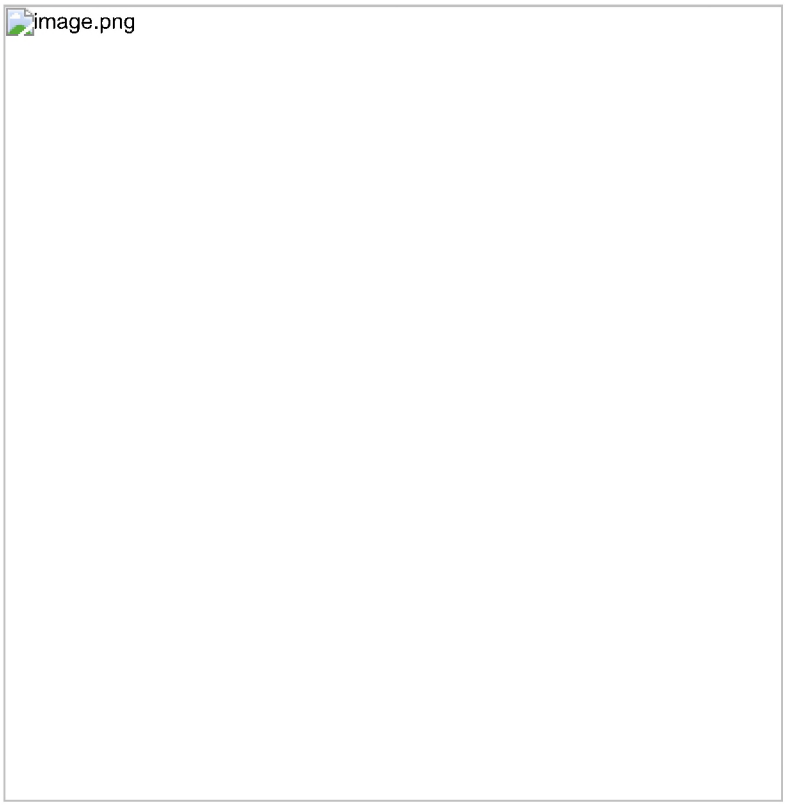

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On Wed, May 28, 2025 at 2:16 PM Jason McCrea <jason.mccrea@lacity.org> wrote:

Hi Faruk,

I will check with Mindy and Milena and get back to you, but in the meantime, the Statement of Overriding Considerations header in the exhibit A is still highlighted, do you mind removing that highlight?

Thanks.

--

Mindy Nguyen
Pronouns: She, Hers, Her
Senior City Planner | Major Projects
Los Angeles City Planning
221 North Figueroa Street, Suite 1350
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T: (213) 833-8093 | Planning4LA.org

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Attachments:

image.png 9.7k

image.png 140k

BBSC Barry Building Appeal Staff Report-9-5-25.docx 82k

---

veronica.lopez@lacity.org Veronica Lopez Monday, September 8, 2025 at 7:18:12 AM Pacific Daylight Time
To: jason.mccrea@lacity.org Jason McCrea
Cc: milena.zasadzien@lacity.org Milena Zasadzien, faruk.sezer@lacity.org Faruk Sezer, kathryn.phelan@lacity.org Kathryn Phelan, binh.phan@lacity.org Binh Phan, lucy.atwood@lacity.org Lucy Atwood, kenneth.fong@lacity.org Kenneth Fong, devin.myrick@lacity.org Devin Myrick, joel.n.williams@lacity.org Joel Williams, mindy.nguyen@lacity.org Mindy Nguyen, allen.manalansan@lacity.org Allen Manalansan

Good Morning All,

Allen Manalansan will be reviewing the staff report and presentation.

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

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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 Fri, Sep 5, 2025 at 11:58 AM Jason McCrea <jason.mccrea@lacity.org> wrote:

> Hi Veronica,
>
> Please see attached Barry Building Appeal Report.
>
> Please note as we do not have a confirmed date as of now the report does not have a date, similarly, we weren't able to locate the appeal application package, we used the information provided in the appeal justification by this should still be verified against the appeal application.
>
> Please let me know if there are any issues.
>
> Thanks.
>
> On Tue, Sep 2, 2025 at 4:04 PM Jason McCrea <jason.mccrea@lacity.org> wrote:
>
> > Hi Allen,
> >
> > You should already have access to the google drive document that is too large to share but the link can be found here: https://drive.google.com/file/d/1fV7Y6VS98YbgfCu4zKtWyAkKScyUfaN6/view?usp=sharing
> >
> > I'll attach the other files again just to be sure you have access.
> >
> > Thanks.
> >
> > On Tue, Sep 2, 2025 at 3:58 PM Mindy Nguyen <Mindy.Nguyen@lacity.org> wrote:
> >
> > > Thanks, Jason.
> > >
> > > Also adding +Allen Manalansan to the chain.

Allen, please see the updated Appeal Staff Report (attached) which includes the City Attorney's edits/comments (still pending Milena's review), and the linked Draft PowerPoint Presentation for the Barry Building Appeal.

Let me know if you have any questions.

On Tue, Sep 2, 2025 at 3:40 PM Jason McCrea <jason.mccrea@lacity.org> wrote:

Hi,

The Appeal Report Exhibits are attached, they are named as they appear in the report (there was a typo, there should only be Exhibits A-F). Cover Pages can be provided once the report is finalized.

They may be over the email size limit so they are attached as google drive files, please let me know if there are any issues accessing the files and we can try to troubleshoot.

Thanks.

Exhibit E-CHC-2007-1585 Barry Building.pdf

On Fri, Aug 22, 2025 at 3:44 PM Mindy Nguyen <Mindy.Nguyen@lacity.org> wrote:

Hi All,

Please see the attached Draft Appeal Report and linked Draft PowerPoint Presentation for the Barry Building Appeal.

Please be advised that these are still pending review by Milena and Kathy.

Let me know if you have any questions.

Thank you!

On Wed, Jul 23, 2025 at 2:54 PM Mindy Nguyen <Mindy.Nguyen@lacity.org> wrote:

Thank you, Veronica!

Received.

On Wed, Jul 23, 2025 at 2:25 PM Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Afternoon Mindy, Jason, and Milena,

Attached is the requested staff report template. I have also attached an example staff report and presentation.

The Board appeal was submitted on July 9, 2025. The Department has 60 days to render a written determination responding to the appellant's allegation of error or abuse of discretion, but we will need a draft within 45 days for executive office review.

Board File No. Assigned: 250851
Draft Report & Presentation due by: August 22, 2025
Final Report & Presentation due by: September 5, 2025
Hearing Date: TBD

Please let me know if any additional information is needed.

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
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BBSC staff report example.pdf

On Tue, Jul 22, 2025 at 2:59 PM Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Afternoon All,

Attached is correspondence received from the property owner.

Best,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
Commission Office - Board Secretary
Structural Engineering Associate
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On Mon, Jul 21, 2025 at 9:16 AM Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Morning All,

Attached is correspondence received for this item

Regards,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
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On Wed, Jul 16, 2025 at 11:54 AM Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Afternoon Milena,

Refer to the attachment.

Regards,

Veronica Lopez
Department of Building & Safety, City of Los Angeles
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On Wed, Jul 16, 2025 at 11:45 AM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:

Hi Faruk, Would you mind sharing the appeal with the group so we can review prior to the meeting?
Thanks,
Milena

On Wed, Jul 16, 2025 at 8:51 AM Faruk Sezer <faruk.sezer@lacity.org> wrote:

Good morning Everyone,

We now have one appellant for the Barry Building determination letter. I want to schedule a meeting next week to discuss the staff report and presentation required for the upcoming BBSC hearing. While we have up to 60 days to hold the hearing, we need to complete preparations earlier to allow time for agenda posting and notice distribution.
I'm available:

- Tuesday, the 22nd: all day except at 2:00 PM
- Wednesday, the 23rd: at 9:00 AM or anytime after 11:00 AM

Thank you.

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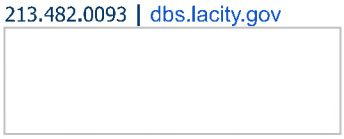

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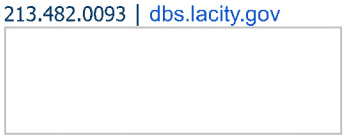

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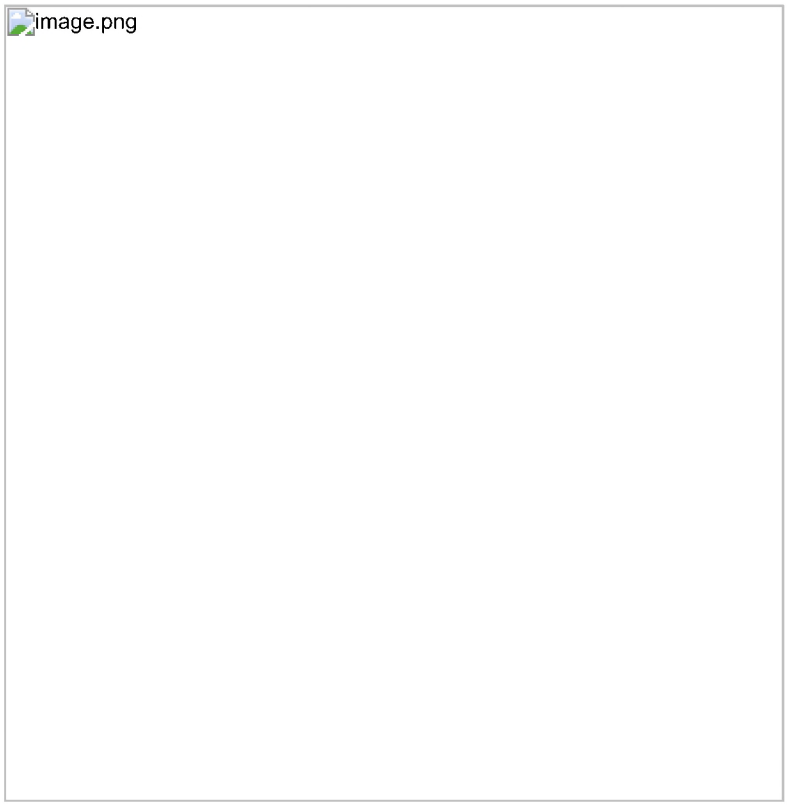

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Attachments:

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Devin.Myrick@lacity.org Devin Myrick Monday, September 8, 2025 at 12:50:15 PM Pacific Daylight Time
To: ALLEN.MANALANSAN@lacity.org Allen Manalansan

Devin Myrick
Asst. Deputy Superintendent of Bldg.
Director of Government & Community Relations
DSCM | Zoning | Code Studies
City of Los Angeles Department of Building and Safety
201 N Figueroa St. Ste. 1080A
Los Angeles, Ca 90012
Mobile | (213) 792-8291
Office | (213) 482-0447

---------- Forwarded message ---------
From: **Devin Myrick** <Devin.Myrick@lacity.org>
Date: Thu, Sep 4, 2025 at 12:04 PM
Subject: Fwd: Fw: Status Update Request re. FEIR Certification and Actions for the SOC; CHC-2007-1585-HCM; ENV-2019-6645-EIR; 11973 San Vicente Boulevard Project ... Please see email for details ...
To: Allen Manalansan <ALLEN.MANALANSAN@lacity.org>

Resending for ease of reference

Devin Myrick
Asst. Deputy Superintendent of Bldg.
Director of Government & Community Relations
DSCM | Zoning | Code Studies
City of Los Angeles Department of Building and Safety
201 N Figueroa St. Ste. 1080A
Los Angeles, Ca 90012
Mobile | (213) 792-8291
Office | (213) 482-0447

---------- Forwarded message ---------
From: **Veronica Lopez** <veronica.lopez@lacity.org>
Date: Tue, Sep 2, 2025 at 9:43 AM
Subject: Fwd: Fw: Status Update Request re. FEIR Certification and Actions for the SOC; CHC-2007-1585-HCM; ENV-2019-6645-EIR; 11973 San Vicente Boulevard Project ... Please see email for details ...
To: Allen Manalansan <allen.manalansan@lacity.org>
Cc: Devin Myrick <devin.myrick@lacity.org>, Binh Phan <binh.phan@lacity.org>

Good Morning Allen,

Devin asked that I forward the draft staff report and presentation for the Barry Building appeal to you for review. This appeal pertains to the Department's certification of
an EIR. Attached is also the determination letter from Binh.

Please let me know if you have any 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

---------- Forwarded message ---------
From: **Mindy Nguyen** <Mindy.Nguyen@lacity.org>
Date: Fri, Aug 22, 2025 at 3:44 PM
Subject: Re: Fw: Status Update Request re. FEIR Certification and Actions for the SOC; CHC-2007-1585-HCM; ENV-2019-6645-EIR; 11973 San Vicente Boulevard Project ... Please see email for details ...
To: Veronica Lopez <veronica.lopez@lacity.org>
Cc: Milena Zasadzien <milena.zasadzien@lacity.org>, Jason McCrea <jason.mccrea@lacity.org>, Faruk Sezer <faruk.sezer@lacity.org>, Kathryn Phelan <kathryn.phelan@lacity.org>, Binh Phan <binh.phan@lacity.org>, Lucy Atwood <lucy.atwood@lacity.org>, Kenneth Fong <kenneth.fong@lacity.org>, Devin Myrick <devin.myrick@lacity.org>, Joel Williams <joel.n.williams@lacity.org>

Hi All,

Please see the attached Draft Appeal Report and linked Draft PowerPoint Presentation for the Barry Building Appeal.

Please be advised that these are still pending review by Milena and Kathy.

Let me know if you have any questions.

Thank you!

On Wed, Jul 23, 2025 at 2:54 PM Mindy Nguyen <Mindy.Nguyen@lacity.org> wrote:

> Thank you, Veronica!
>
> Received.
>
> On Wed, Jul 23, 2025 at 2:25 PM Veronica Lopez <veronica.lopez@lacity.org> wrote:
>
> > Good Afternoon Mindy, Jason, and Milena,
> >
> > Attached is the requested staff report template. I have also attached an example staff report and presentation.
> >
> > The Board appeal was submitted on July 9, 2025. The Department has 60 days to render a written determination responding to the appellant's allegation of error or abuse of discretion, but we will need a draft within 45 days for executive office review.
> >
> > **Board File No. Assigned:** 250851
> > **Draft Report & Presentation due by:** August 22, 2025
> > **Final Report & Presentation due by:** September 5, 2025
> > **Hearing Date:** TBD
> >
> > Please let me know if any additional information is needed.
> >
> > 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

BBSC staff report example.pdf

On Tue, Jul 22, 2025 at 2:59 PM Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Afternoon All,

Attached is correspondence received from the property owner.

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 Mon, Jul 21, 2025 at 9:16 AM Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Morning All,

Attached is correspondence received for this item

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 16, 2025 at 11:54 AM Veronica Lopez <veronica.lopez@lacity.org> wrote:

Good Afternoon Milena,

Refer to the attachment.

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 16, 2025 at 11:45 AM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:
Hi Faruk, Would you mind sharing the appeal with the group so we can review prior to the meeting?
Thanks,
Milena

On Wed, Jul 16, 2025 at 8:51 AM Faruk Sezer <faruk.sezer@lacity.org> wrote:
Good morning Everyone,

We now have one appellant for the Barry Building determination letter. I want to schedule a meeting next week to discuss the staff report and presentation required for the upcoming BBSC hearing. While we have up to 60 days to hold the hearing, we need to complete preparations earlier to allow time for agenda posting and notice distribution.
I'm available:

- Tuesday, the 22nd: all day except at 2:00 PM
- Wednesday, the 23rd: at 9:00 AM or anytime after 11:00 AM

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 Wed, Jun 4, 2025 at 11:38 AM Faruk Sezer <faruk.sezer@lacity.org> wrote:
Good morning Everyone,
Please find attached the signed DBS Determination Letter along with the exhibits.
Pls keep us informed of any actions taken by your team.

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

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On Mon, Jun 2, 2025 at 4:48 PM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:
Hi Faruk,

Thank you for the clarifications and we understand about the two-step appeal process.
Should the public have any questions about the process, we'll forward those to Veronica.

To move the process forward, if you can send us a signed PDF of the final documents (dated at least one or two days ahead in time), our staff can coordinate the mailing/emailing of the decision to our interested parties distribution list.

Appreciate all your help for this project!
Milena

LOS ANGELES CITY PLANNING

Milena Zasadzien
Principal City Planner, Major Projects
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
milena.zasadzien@lacity.org
T: 213.847.3636 | Planning4LA.org
E-NEWS

Effective July 1, 2025, City Planning fees will increase by 3.4% based on the Consumer Price Index for Urban Consumers. Please review the updated Fee Schedule for Article 9 of the Original Zoning Code and Article 15 of the New Zoning Code. Applicants should plan ahead for any new filings as deemed appropriate.

On Mon, Jun 2, 2025 at 8:02 AM Faruk Sezer <faruk.sezer@lacity.org> wrote:

> Good morning Milenda,
> Anyone can file for an appeal: An applicant, the owner, or the owner's rep.
> The two-step process has consistently been the standard approach for LADBS appeals, and we have not encountered any issues with it to date. Veronica Lopez from BBSC is already listed as the contact person for DBS appeals in the letter, which should be sufficient.
> We believe it is unnecessary to include additional details on how an applicant may file an appeal within the determination letter, as the Information Bulletin, provided as Exhibit B, already outlines the appeal process.
>
> Veronica Lopez, copied here, can provide additional information if you have further questions regarding the appeal process.
> 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
> LADBS
> CITY OF LOS ANGELES
> DEPARTMENT OF BUILDING & SAFETY
>
> 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 Fri, May 30, 2025 at 12:28 PM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:
>
> > Hi Faruk,
> >
> > Thank you so much for the updated documents and information.
> >
> > I guess I'm not fully clear on the appeal process, and can we include some simplified language to the public in the letter to explain what their options are and what parts of the document to fill out and when?
> >
> > Here are a few follow up questions:
> > - Is the "modification" step needed? I thought that from our previous call, we had discussed that perhaps this two-step process doesn't make sense in this instance for LADBS to report and investigate if that part has already thoroughly been vetted?
> > - If a two-step process is the path forward, does this mean only the owner/applicant is the only one that can initiate the first step for the "modification"? What if they do or don't? When does the public get notified that they can move on to step 2 for the appeal?
> >
> > Thanks!
> > Milena

Milena Zasadzien
Principal City Planner, Major Projects
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
milena.zasadzien@lacity.org
T: 213.847.3636 | Planning4LA.org
E-NEWS

On Fri, May 30, 2025 at 9:12 AM Faruk Sezer <faruk.sezer@lacity.org> wrote:

Thank you for your feedback and comments. I've made the following updates:

- Removed the highlight from the SOC section.
- Corrected the CEQA Appeal section in the determination letter.

Regarding Milena's question about the appeal process:
The "Determination" section in Exhibit B (Info Bulletin) outlines the process. First, the applicant or owner must complete Page 3 of the Info Bulletin (also Page 1 of the Modification Form). If the modification request is denied, an appeal may be filed by the applicant, the owner, or an applicant acting on behalf of the owner
When it comes to the Appeal;

- If the property owner or their applicant files an appeal, the owner must sign the application, or the applicant, representing the owner, must submit a notarized affidavit confirming the owner's awareness and accurate contact info.
- If someone else files the appeal, no affidavit is required, but Commission staff must notify the property owner of the hearing.

I hope that clarifies your question.

Please let us know the next steps if you are ok with the letter and the Exhibits.

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 Wed, May 28, 2025 at 2:33 PM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:

Also, regarding the appeal to LADBS, it's not fully clear to me in Exhibit B what part an appellant would need to fill out? Would it be the 4th page?
Is the Appellant the "Owner" in this form? Do they have to notarize the appeal form? Or do they only fill out the bottom of the form which says "Applicant"?



Milena Zasadzien
Principal City Planner, Major Projects
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
milena.zasadzien@lacity.org
T: 213.847.3636 | Planning4LA.org
E-NEWS

On Wed, May 28, 2025 at 2:26 PM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:

> Can we also fix page 3?
> There is a "CEQA Appeal" section header that looks like its floating at the end of the sentence:
>
> 
>
> **Milena Zasadzien**
> Principal City Planner, Major Projects
> **Los Angeles City Planning**
> 221 N. Figueroa Street, Suite 1350
> Los Angeles, CA 90012
> milena.zasadzien@lacity.org
> T: 213.847.3636 | Planning4LA.org
> E-NEWS
>
> On Wed, May 28, 2025 at 2:16 PM Jason McCrea <jason.mccrea@lacity.org> wrote:
>
> > Hi Faruk,
> >
> > I will check with Mindy and Milena and get back to you, but in the meantime, the Statement of Overriding Considerations header in the exhibit A is still highlighted, do you mind removing that highlight?
> >
> > Thanks.

--

Mindy Nguyen
Pronouns: She, Hers, Her
Senior City Planner | Major Projects
Los Angeles City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
T: (213) 833-8093 | Planning4LA.org
E-NEWS

Effective July 1, 2025, City Planning fees will increase by 3.4% based on the Consumer Price Index for Urban Consumers. *Please review the updated Fee Schedule for Article 9 of the Original Zoning Code and Article 15 of the New Zoning Code. Applicants should plan ahead for any new filings as deemed appropriate.*

--

Mindy Nguyen
Pronouns: She, Hers, Her
Senior City Planner | Major Projects
Los Angeles City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
T: (213) 833-8093 | Planning4LA.org
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Attachments:

image.png 9.7k

image.png 140k

BBSC Barry Building Appeal Draft Staff Report_08.22.2025.docx 81k

2025-06-04_Barry Building_sgnd DL-06.04.25_with attachments_released by City Planning.pdf 3.5M

City of Los Angeles

REPORT ON APPEAL FROM DETERMINATION OF SUPERINTENDENT OF BUILDING

DATE:XXXX

PETITIONER:
Brandt-Hawley Law Group
P.O. Box 1659
Glen Ellen, CA 95442

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

BOARD FILE: 250851
C.D.: 11 (Councilmember Traci Park)
PLANNING AREA: Brentwood – Pacific Palisades
ZONE: C4-1VL, P1VL-O
BUREAU/DIV.: Permit and Engineering/Plan Check
DISTRICT OFFICE: Metro
PRIOR BOARD ACTION: No
ORDER: Yes

Commented [MN1]: I don't have the actual application so feel free to update as necessary.

JOB ADDRESS: 11973-11975 West San Vicente Boulevard

EXHIBITS:

EXHIBIT A ZIMAS Parcel Profile Report

EXHIBIT B LADBS Determination with Attachments

EXHIBIT C DCP Letter to LADBS, dated March 21, 2024

EXHIBIT D LADBS Letter to CHC, dated May 9, 2024

EXHIBIT E CHC Recommendation, dated September 17, 2024

EXHIBIT F LABDS Determination, dated June 6, 2025

EXHIBIT G Public Correspondence, dated July 20, 2025

EXHIBIT H

EXHIBIT I

EXHIBIT J

EXHIBIT K
Appeal package submitted by the Appellant

DRAFT

APPENDIX A

REQUEST:

The Appellant requests that the Board of Building and Safety Commissioners (BBSC) find that the Department of Building and Safety (LADBS) erred or abused its discretion and failed to proceed in the manner required by law in approving the demolition of the Barry Building located at 11973 – 11975 West San Vicente Boulevard.

THE POSITION OF THE DEPARTMENT WHEN AN APPEAL REGARDING ERROR OR ABUSE OF DISCRETION IS BROUGHT FORTH TO THE BOARD OF COMMISSIONERS, WILL ALWAYS UNEQUIVOCALLY BE THAT IT DID NOT COMMIT AN ERROR NOR ABUSED ITS DISCRETION IN THE ACTION APPEALED, OTHERWISE THAT ACTION WOULD HAVE BEEN CORRECTED AND THE APPEAL WITHDRAWN.

OVERVIEW:

The Project Site is located in the Brentwood Pacific Palisades Community Plan area of Los Angeles and is currently improved with a vacant commercial building identified by the City of Los Angeles as Historic Cultural Monument (HCM) No. 887 (hereafter referred to as the Barry Building), and a surface parking lot, located at 11973 – 11975 West San Vicente Boulevard. The lot is zoned C4-1VL and P1-VL-O.

The subject of this appeal centers on LADBS' determination to grant a demolition permit to demolish the Barry Building. Specifically, the Appellant alleges that LADBS erred and abused its discretion by issuing a Letter of Determination approving unsupported findings that the Environmental Impact Report (EIR) Statement of Overriding Considerations (SOCs) justifies the demolition of the historic Barry Building, and that a demolition permit may be issued based on specific economic, social, or other considerations that make preservation infeasible, citing that it in violation of the California Environmental Quality Act (CEQA) and the Los Angeles Municipal Code (LAMC) Section 106.45 (Permits for Historical and Cultural Buildings), by which the City implements CEQA.

Commented [MN2]: Technically no permit was issued, so not sure if this is proper to state? LADBS – can you confirm?

HISTORY:

On November 18, 2020, the Department of City Planning (DCP) published an Initial Study/Notice of Preparation (IS/NOP) for the proposed demolition of the Barry Building (Project) with a 30-day comment period.

On February 16, 2023, DCP published a Draft Environmental Impact Report (DEIR) for the Project, with a 45-day comment period.

On March 29, 2023, DCP extended the DEIR comment period to a total of 60 days.

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

DRAFT

On March 21, 2024, DCP provided LADBS written recommendations on the adoption and certification of the EIR, as the EIR was prepared in accordance with CEQA. DCP also outlined the appropriate findings and process for LABDS to approve or deny issuance of a demolition permit based on the Project EIR. This written correspondence is included as Exhibit C.

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

On September 5, 2024, the CHC held a hearing and considered the EIR and CEQA Findings, and adopted OHR Staff recommendations, as outlined in the Staff Recommendation Report, attached to the September 17, 2024 correspondence, discussed below.

On September 17, 2024, CHC provided written recommendations to LABDS regarding the Project EIR and adoption of the CEQA Findings (CHC Recommendation). The recommendations were based on the Staff Recommendation Report prepared by OHR Staff and attached to the correspondence. The letter and its attachments are included as Exhibit E.

On June 6, 2025, LADBS issued a determination (LADBS Determination) related to certifying the Project EIR; adopting a Mitigation Monitoring Program (MMP), CEQA Findings, Statement of Overriding Consideration (SOC) for the Project; and a finding that based upon the whole of the record, including the CEQA Findings (labeled EIR Findings) and the SOC, a demolition permit may be issued because specific economic, social, or other considerations make infeasible the preservation of the building at 11973 West San Vicente Boulevard. This determination is included as Exhibit F.

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

DISCUSSION:

Below are the specific issues identified in the appeal (Appendix A), followed by LADBS' corresponding responses.

Issue No. 1:

The City's appeal procedures are unclear and LADBS lacks authority to approve CEQA documents.

LADBS Response to Issue No. 1:

The Appellant asserts that the appeal procedures are unclear as the appeal encompasses both the Los Angeles Building Code (LABC) and CEQA. However, the Appellant was able to file a timely appeal which was accepted and is before this Board for consideration.

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The Appellant also alleges that, based on a decision in *Citizens for the Restoration of L Street v. City of Fresno (2014)*, LADBS lacks authority to approve CEQA documents, and the LAMC does not provide this authority. LADBS is the identified decisionmaker for the required finding in LAMC Section 91.106.4.5 before any demolition permit can issue on an HCM. As such, they are responsible for certifying the EIR, and adopting the EIR findings and SOCs before the decision in LAMC Section 91.106.4.5 can be made.

Issue No. 2:

The Appellant asserts that the CHC's recommendation that the Department not adopt the unsupported SOCs is supported by substantial evidence, while the Department's findings and projects approvals *were not* based on substantial evidence.

LADBS Response to Issue No. 2:

The Appellant provides a transcript of the CHC meeting in support of this contention, but does not provide any detail regarding specific deficiencies in the Project CEQA Findings or SOCs, or any expert studies contradicting those in the LADBS Determination.

CEQA Guidelines Section 15384 clearly outlines what constitutes substantial evidence:

> "a) "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. Whether a fair argument can be made that the project may have a significant effect on the environment is to be determined by examining the whole record before the lead agency. 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.
>
> (b) Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts."

The EIR provides substantial evidence in the form of expert studies, quantitative evidence, and technical appendences to the EIR. Additionally, the Applicant provided supplemental technical reports to further support the SOCs.

There is no evidence in the record, however, that the CHC's recommendation is based on substantial evidence. While the Staff Recommendation Report prepared for the CHC by the Office of Historic Resources (OHR) provided counterarguments to the technical reports prepared by experts for the EIR, no deficiencies in these expert technical reports are identified.

Issue No. 3:

The Appellant alleges that project does not meet CEQA substantial evidence requirements nor does it comply with LAMC Section 106.4.5. Therefore, the demolition permit should 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.

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LADBS Response to Issue No. 3:

The Appellant selectively cites Public Resource Code (PRC) Sections 21002 and 21081, but does not specifically identify how they relate to their assertion that the LADBS Determination or EIR are deficient or fail to meet these requirements.

PRC Section 21002, as quoted by the Appellant, states that CEQA requires "public agencies should not approve projects as proposed if there are feasible alternatives … that would substantially lessen their significant environmental effects." However, PRC Section 21002 in full states (*emphasis added*):

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

Further context is provided in PRC Section 21002.1, which provides for public agencies to exercise discretion in approving projects with impacts (*emphasis added*):

> "(b) Each public agency shall mitigate or avoid the significant effects on the environment of projects that it carries out or approves whenever it is feasible to do so.
> (c) If economic, social, or other conditions make it infeasible to mitigate one or more significant effects on the environment of a project, the project *may nonetheless be carried out or approved at the discretion of a public agency* if the project is otherwise permissible under applicable laws and regulations."

PRC Section 21081 further states (*emphasis added*):

> "Pursuant to the policy stated in Sections 21002 and 21002.1, no public agency shall approve or carry out a project for which … identifies one or more significant effects on the environment that would occur if the project is approved or carried out *unless both of the following occur [...]"*

The Section continues to list the two conditions, which include the required findings that must be made in the event significant impacts are identified and adoption of a statement of overriding considerations. The Project's adopted CEQA Findings discussed this framework and properly made the respective Findings and SOCs, both supported by substantial evidence in reports prepared by technical experts (see Exhibit A of the LADBS Determination).

Based on the above, CEQA makes clear that local agencies considering projects with substantial impacts have the discretion to approve projects if the lead agency makes required findings and adopts an SOC, provided both are supported by substantial evidence. The Appellant provides no

DRAFT

substantial evidence to refute any of the findings made pursuant to PRC Sections 21002, 21002.1, and 210082.

Issue No. 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.

LADBS Response to Issue No. 4:

The Appellant suggests that the Project is improperly "piecemealed" by not disclosing impacts related to a future development onsite. Piecemealing is when a project is split into smaller parts to avoid disclosing a project's potential impacts, and is prohibited by CEQA. Similar comments submitted by unrelated parties were addressed in the Responses to Comments included in the City's Final EIR. However, there is no evidence in the record that there is a proposed project. In fact, as part of the application for a demolition permit, the Applicant has stated under penalty of perjury that the demolition of the Barry Building is not part of a larger or new development project.

Further, by virtue of the nature of impacts to historic resources, impacts to an individually eligible resource cannot be piecemealed if the resource is demolished, as no further impacts to the resource, as disclosed in the EIR, could occur after demolition. Any new impacts that could not be mitigated would similarly require the City to make Findings and adopt a SOC.

Issue No. 5:

The Appellant alleges that there is lack of evidence to support the SOCs.

LADBS Response to Issue No. 5:

The Appellant asserts that the EIR is inadequate for failing to analyze potentially feasible mitigation or alternatives related to adaptive reuse the Barry Building to reduce significant impacts, but does not provide any substantial evidence or specifics to support this claim.

The DEIR analyzed four alternatives, which includes:

1) No Project
2) Preservation
3) Partial Preservation with New Construction
4) Relocation

Alternative 3 considered partial preservation and reuse of the Barry Building with new construction on the remaining portion of the Project Site. A number of studies were submitted to the City, substantiating the economic feasibility of the various options for compliance with the Soft Story Retrofit Ordinance. Studies submitted by structural and economic experts establish the cost and feasibility of sole retention of the structure while complying with Soft Story Retrofit requirements, a scenario where the minimal improvements to meet Building Code requirements

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such that the structure is habitable, relocation, and market studies indicating the economic feasibility of these scenarios. This scenario resulted in portions of the structure still remaining structurally unsound and uninhabitable. Economic studies submitted further concluded that even under the economically advantageous scenario of minimal necessary improvement, retention and reuse of the Barry Building was determined to be economically infeasible. Accordingly Alternative 3, a reuse scenario with the best economic conditions, would not be economically feasible.

As discussed in the Alternatives section of the DEIR and CEQA Findings, impacts to Cultural Resources would remain even if the building were rehabilitated, as the building would still be required to satisfy Building Code standards. The CEQA findings discuss this incongruity in regulatory requirements to both modernize and retrofit the building while being precluded from impacting the integrity of the historic structure by doing so.

Commented [MN3]: Again, do we really want to highlight?

Commented [JM4R3]: I would say yes. The statements are always based on the whole of the record. If there is nothing in the record to counter expert reports from engineers, its on the engineer not us if the report is bad. The city may still lose, but it wont look as bad imo. More of a question of how the city vets the reports and legal stuff about expert opinion etc.

Commented [JM5R3]: But im not totally sure how we want to approach this so im going to leave this here for either mindy or milena to decide.

Commented [MN6R3]: Milena, thoughts?

Therefore, the whole of the record reflects that the EIR adequately analyzed potentially feasible mitigation and alternatives, including discussions of the feasibility of various retention and reuse situations.

Issue No. 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 support contrary actions.

LADBS Response to Issue No. 6:

While OHR nor CHC recommended that LADBS adopt the SOCs, the Appellant provides no substantial evidence of deficiencies to support their claims that the EIR is deficient, that the EIR was prepared incorrectly, that the evidence submitted regarding the feasibility studies is inaccurate, or that LADBS erred in its discretion. As discussed in LADBS Response to Issue No. 3, the Appellant provides no substantial evidence to refute any of the findings made pursuant to PRC Sections 21002, 21002.1, and 210082, which were supported by substantial evidence in reports prepared by technical experts (see Exhibit A of the LADBS Determination, attached herein as Exhibit F).

ADDITIONAL CORRESPONDENCE:

On July 20, 2025, additional comments were submitted by Robert Blue and Sieglinde Kruse Blue (Commenters) in support of the July 8, 2025 Appeal and objections to the actions taken by LADBS regarding the determination for the above-referenced Project. Below are the specific issues identified in the Additional Correspondence (Appendix G), followed by LADBS' corresponding responses.

Supplemental Issue No. 1:

LADBS is not qualified to perform CEQA-related actions.

LADBS Response to Supplemental Issue No. 1:

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The Commenters argue that LADBS does not have any experience in certifying an EIR and adopting an SOC, nor have they ever processed an EIR of the demolition of an HCM without a replacement project; and if approved, this would establish a precedent that would threaten all HCMs.

While this type of permit is the first of its kind, LADBS is the identified decisionmaker for the required finding in LAMC Section 91.106.4.5 before any demolition permit can issue on an HCM. As such, they are responsible for certifying the EIR, and adopting the EIR findings and SOCs before the decision in LAMC Section 91.106.4.5 can be made.

Supplemental Issue No. 2a:

Restricting written comments from the public to the LADBS Board.

LADBS Response to Supplemental Issue No. 2a:

The Commenters argue that the appeal process set forth in the LOD restricts public participation. Additionally, the Commenters assert that the forms were confusing as the form attached to the LOD is not applicable to appealing CEQA-related actions, and that they should have used that from the City of Los Angeles has already created for appealing non-Planning Department CEQA-related decisions.

The only form that the City has regarding CEQA Appeals is through City Planning (CP13-7840, Appeal Application, California Environmental Quality Act [CEQA], Instructions and Checklist) and would not be applicable to the appeal at this stage in the process.

Supplemental Issue No. 2b:

The Commenters argue that the LADBS Board Secretary restricted written comments from the public by stating that objections after an appeal is filed would not be accepted; and that nothing in the LOD explains how additional comments/information may be submitted by an appellant in a CEQA-related case and/or how it would affect the time limit if submitted after the deadline.

LADBS Response to Supplemental Issue No. 2b:

Veronica Lopez clarified in an email dated July 14, 2025 to the Commenters that once the Board fees have been paid, additional information will not be accepted by the Appellant; however, public comment or written communication to the Boards is permitted and that instructions would be provided on the hearing notice.

Supplemental Issue No. 2c:

The Commenters argue that Councilmember Traci Park had already made a decision to support the demolition of the Barry Building prior to the September 5, 2024 CHC meeting and, in doing so, made statements which could be perceived as an attempt to influence the CHC; and should, therefore, recuse herself from the Project should it go before the City Council on a CEQA Appeal.

LADBS Response to Supplemental Issue No. 2c:

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The Council District bears no weight on LADBS' decision to issue the demolition permit, or whether they erred or abused their discretion in doing so. As provided in the LADBS Determination, the decision to proceed is based LAMC Section 91.106.4.5, which requires findings pursuant to CEQA be made. As discussed above and in Exhibit F, the findings have been made in the independent judgement of the decision maker and based on the whole of the administrative record.

CONCLUSION:

LADBS properly complied with all department regulations, policies, and requirements of the LABC, and as a result, **did not err or abuse** its discretion in issuing a determination related to demolition permits, certifying the Project EIR, adopting an MMP, Findings, SOCs for the Project, and a finding that based upon the whole of the record, including the EIR Findings and the SOCs, a demolition permit may be issued because specific economic, social, or other considerations make infeasible the preservation of the building at 11973 West San Vicente Boulevard.

OSAMA YOUNAN
General Manager
Superintendent of Building

_____
Rodolfo Arias
Building Civil Engineer I, Permit and Engineering

_____
Allen Manalansan
Assistant Deputy Superintendent of Building, Permit and Engineering

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EXHIBIT A

(Please note these are cover sheets only & pg #s at the bottom should be removed)

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EXHIBIT B

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EXHIBIT C

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EXHIBIT D

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EXHIBIT E

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EXHIBIT F

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EXHIBIT G

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EXHIBIT H

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EXHIBIT I

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EXHIBIT J

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EXHIBIT K

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APPENDIX A

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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.

[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: Address: City State Zip Phone	Petitioner: Address: 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 _____

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.		

Pressure Quote for 11973 SAN VICENTE BLVD

LADWP_Water_Engineering@ladwp.com Thursday, April 10, 2025 at 2:11:35 PM Pacific Daylight Time
To: ladbs.mechanicalplancheck@lacity.org
Cc: Manuel.Hernandez@lacity.org

Hello, here are the static high and low pressures at 11973 SAN VICENTE BLVD. These have already been provided to the developer.

Hi = 132 PSI
Lo = 97 PSI

Please note that these static pressures are calculated at the main and are valid for one year from the date of this message.
If you need additional information, please contact the Western District Squad Line at Phone No. 213-367-3320

Note: This email has been auto. generated by a program. Please do NOT reply to this email address.

Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

Kathleen.Hill@alston.com Hill, Kathleen Wednesday, July 17, 2024 at 5:18:08 PM Pacific Daylight Time
To: Soft-storyretrofit@lacity.org Soft-storyretrofit@lacity.org

Hello Soft-Story Retrofit Unit –

On behalf of the owner of the subject property, please see attached correspondence requesting a modification/time extension to comply with Phase 2 of the Soft-Story Retrofit Ordinance. If you need to discuss, feel free to call me at 213.709.1994 or respond to this email.

Best,

Kathleen

Kathleen A. Hill
Planning Director
ALSTON & BIRD
350 South Grand Avenue

51st Floor
Los Angeles, CA 90071
+1 213 576 1056 (O)

+1 213 709 1994 (M)
Kathleen.Hill@alston.com

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Attachments:

Soft-Story Retrofit Time Extension Request 07.17.24(.1).pdf 630k

soft-storyretrofit@lacity.org SOFTSTORY RETROFIT Thursday, July 18, 2024 at 8:15:00 AM Pacific Daylight Time
To: Kathleen.Hill@alston.com Hill, Kathleen

Hello,

Please see the attached. Please fillout highlighted items and email back to us for processing

Soft-story Retrofit Unit
201 N. Figueroa St., Suite 880
Los Angeles, CA 90012
213 482-SOFT (7638)
213 202-9924

> *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 Wed, Jul 17, 2024 at 5:19 PM Hill, Kathleen <Kathleen.Hill@alston.com> wrote:

> Hello Soft-Story Retrofit Unit –
>
> On behalf of the owner of the subject property, please see attached correspondence requesting a modification/time extension to comply with Phase 2 of the Soft-Story Retrofit Ordinance. If you need to discuss, feel free to call me at 213.709.1994 or respond to this email.
>
> Best,
>
> Kathleen
>
> Kathleen A. Hill
> Planning Director
> **ALSTON & BIRD**
> 350 South Grand Avenue
>
> 51st Floor
> Los Angeles, CA 90071
> +1 213 576 1056 (O)
>
> +1 213 709 1994 (M)
> Kathleen.Hill@alston.com

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Attachments:

application for extension to pull permit modification (soft story).pdf 230k

---

Kathleen.Hill@alston.com Hill, Kathleen Thursday, July 18, 2024 at 3:24:54 PM Pacific Daylight Time
To: soft-storyretrofit@lacity.org SOFTSTORY RETROFIT

Hello –

Please see the attached form with requested sections completed a copy of the justification letter dated July 17, 2024. If you need to discuss, I can be reached at 213.709.1994 or by email.

Best,

Kathleen

From: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>
Sent: Thursday, July 18, 2024 8:15 AM
To: Hill, Kathleen <Kathleen.Hill@alston.com>
Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

EXTERNAL SENDER – Proceed with caution

Hello,

Please see the attached. Please fillout highlighted items and email back to us for processing



Soft-story Retrofit Unit

201 N. Figueroa St., Suite 880

Los Angeles, CA 90012

213 482-SOFT (7638)

213 202-9924

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On Wed, Jul 17, 2024 at 5:19 PM Hill, Kathleen <Kathleen.Hill@alston.com> wrote:

> Hello Soft-Story Retrofit Unit –
>
> On behalf of the owner of the subject property, please see attached correspondence requesting a modification/time extension to comply with Phase 2 of the Soft-Story Retrofit Ordinance. If you need to discuss, feel free to call me at 213.709.1994 or respond to this email.
>
> Best,
>
> Kathleen
>
> Kathleen A. Hill
> Planning Director
> **ALSTON & BIRD**
> 350 South Grand Avenue
>
> 51st Floor
> Los Angeles, CA 90071
> +1 213 576 1056 (O)
>
> +1 213 709 1994 (M)
> Kathleen.Hill@alston.com

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Attachments:

Barry Building application for extension to pull permit modification (soft story) (003)(44613451.1).pdf 264k

Soft-Story Retrofit Time Extension Request 07.17.24.pdf 624k

---

soft-storyretrofit@lacity.org SOFTSTORY RETROFIT Friday, July 19, 2024 at 10:16:33 AM Pacific Daylight Time
To: michael.s.andersen@lacity.org Michael Andersen, Kathleen.Hill@alston.com Hill, Kathleen

Hi Michael,

Could you please assist Kathleen to process the Phase 2 extension for 11973 San Vicente.

Hi Kathleen,

You should be receiving a payment link on your email soon.

Thank You.



Soft-story Retrofit Unit
201 N. Figueroa St., Suite 880
Los Angeles, CA 90012
213 482-SOFT (7638)
213 202-9924

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

---------- Forwarded message ---------
From: **Hill, Kathleen** <Kathleen.Hill@alston.com>
Date: Thu, Jul 18, 2024 at 3:26 PM
Subject: RE: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.
To: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>

Hello –

Please see the attached form with requested sections completed a copy of the justification letter dated July 17, 2024. If you need to discuss, I can be reached at 213.709.1994 or by email.

Best,

Kathleen

From: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>
Sent: Thursday, July 18, 2024 8:15 AM
To: Hill, Kathleen <Kathleen.Hill@alston.com>
Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

EXTERNAL SENDER – Proceed with caution

Hello,

Please see the attached. Please fillout highlighted items and email back to us for processing



Soft-story Retrofit Unit

201 N. Figueroa St., Suite 880

Los Angeles, CA 90012

213 482-SOFT (7638)

213 202-9924

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 Wed, Jul 17, 2024 at 5:19 PM Hill, Kathleen <Kathleen.Hill@alston.com> wrote:

Hello Soft-Story Retrofit Unit –

On behalf of the owner of the subject property, please see attached correspondence requesting a modification/time extension to comply with Phase 2 of the Soft-Story Retrofit Ordinance. If you need to discuss, feel free to call me at 213.709.1994 or respond to this email.

Best,

Kathleen

Kathleen A. Hill
Planning Director
ALSTON & BIRD
350 South Grand Avenue

51st Floor
Los Angeles, CA 90071
+1 213 576 1056 (O)

+1 213 709 1994 (M)
Kathleen.Hill@alston.com

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Attachments:

Barry Building application for extension to pull permit modification (soft story) (003)(44613451.1).pdf 264k

Soft-Story Retrofit Time Extension Request 07.17.24.pdf 624k

---

soft-storyretrofit@lacity.org SOFTSTORY RETROFIT Friday, July 19, 2024 at 10:21:05 AM Pacific Daylight Time
To: charmie.huynh@lacity.org Charmie Huynh

FYI



Soft-story Retrofit Unit
201 N. Figueroa St., Suite 880
Los Angeles, CA 90012
213 482-SOFT (7638)
213 202-9924

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

---------- Forwarded message ---------
From: **SOFTSTORY RETROFIT** <soft-storyretrofit@lacity.org>
Date: Thu, Jul 18, 2024 at 8:15 AM
Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.
To: Hill, Kathleen <Kathleen.Hill@alston.com>

Hello,

Please see the attached. Please fillout highlighted items and email back to us for processing



Soft-story Retrofit Unit
201 N. Figueroa St., Suite 880
Los Angeles, CA 90012
213 482-SOFT (7638)
213 202-9924

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On Wed, Jul 17, 2024 at 5:19 PM Hill, Kathleen <Kathleen.Hill@alston.com> wrote:

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>
> On behalf of the owner of the subject property, please see attached correspondence requesting a modification/time extension to comply with Phase 2 of the Soft-Story Retrofit Ordinance. If you need to discuss, feel free to call me at 213.709.1994 or respond to this email.
>
> Best,
>
> Kathleen

Kathleen A. Hill
Planning Director
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Attachments:

application for extension to pull permit modification (soft story).pdf 230k

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charmie.huynh@lacity.org Charmie Huynh Friday, July 19, 2024 at 10:53:15 AM Pacific Daylight Time
To: soft-storyretrofit@lacity.org SOFTSTORY RETROFIT

Oh, have the submitted the mod request? And when will we extend it to?

Charmie Huynh, P.E.
Assistant Deputy Superintendent of Building
Permit and Engineering Bureau | High Rise, Seismic Retrofit and LAX Projects Division
Los Angeles Department of Building and Safety
201 N. Figueroa St., Suite 880
Los Angeles, CA 90012
213-482-6875
charmie.huynh@lacity.org

LADBS currently offers in-person services by appointment only. Please sign up here. For general zoning and building code questions, please refer to our call center - 311 or (213) 473-3231 or sign up for same day virtual counter services here. Additional information may be found on our website at LADBS.org

On Fri, Jul 19, 2024 at 10:21 AM SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org> wrote:

> FYI
>
> **Soft-story Retrofit Unit**
> **201 N. Figueroa St., Suite 880**
> **Los Angeles, CA 90012**
> **213 482-SOFT (7638)**
> **213 202-9924**
>
> > *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*
>
> ---------- Forwarded message ---------
> From: **SOFTSTORY RETROFIT** <soft-storyretrofit@lacity.org>
> Date: Thu, Jul 18, 2024 at 8:15 AM
> Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.
> To: Hill, Kathleen <Kathleen.Hill@alston.com>
>
> Hello,
>
> Please see the attached. Please fillout highlighted items and email back to us for processing
>
> **Soft-story Retrofit Unit**
> **201 N. Figueroa St., Suite 880**
> **Los Angeles, CA 90012**
> **213 482-SOFT (7638)**
> **213 202-9924**

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 Wed, Jul 17, 2024 at 5:19 PM Hill, Kathleen <Kathleen.Hill@alston.com> wrote:

Hello Soft-Story Retrofit Unit –

On behalf of the owner of the subject property, please see attached correspondence requesting a modification/time extension to comply with Phase 2 of the Soft-Story Retrofit Ordinance. If you need to discuss, feel free to call me at 213.709.1994 or respond to this email.

Best,

Kathleen

Kathleen A. Hill
Planning Director
ALSTON & BIRD
350 South Grand Avenue

51st Floor
Los Angeles, CA 90071
+1 213 576 1056 (O)

+1 213 709 1994 (M)
Kathleen.Hill@alston.com

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---

soft-storyretrofit@lacity.org SOFTSTORY RETROFIT Friday, July 19, 2024 at 11:25:22 AM Pacific Daylight Time
To: charmie.huynh@lacity.org Charmie Huynh

Hi Charmie,

Yes they just submitted the completed form . We will grant them till 02/09/2025 to obtain the required retrofit or demolition permit.

Soft-story Retrofit Unit
201 N. Figueroa St., Suite 880
Los Angeles, CA 90012
213 482-SOFT (7638)
213 202-9924

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 Fri, Jul 19, 2024 at 10:53 AM Charmie Huynh <charmie.huynh@lacity.org> wrote:
Oh, have the submitted the mod request? And when will we extend it to?

Charmie Huynh, P.E.
Assistant Deputy Superintendent of Building
Permit and Engineering Bureau | High Rise, Seismic Retrofit and LAX Projects Division
Los Angeles Department of Building and Safety
201 N. Figueroa St., Suite 880
Los Angeles, CA 90012
213-482-6875
charmie.huynh@lacity.org

LADBS currently offers in-person services by appointment only. Please sign up here. For general zoning and building code questions, please refer to our call center - 311 or (213) 473-3231 or sign up for same day virtual counter services here. Additional information may be found on our website at LADBS.org

On Fri, Jul 19, 2024 at 10:21 AM SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org> wrote:
FYI

Soft-story Retrofit Unit
201 N. Figueroa St., Suite 880
Los Angeles, CA 90012
213 482-SOFT (7638)
213 202-9924

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

---------- Forwarded message ---------
From: **SOFTSTORY RETROFIT** <soft-storyretrofit@lacity.org>
Date: Thu, Jul 18, 2024 at 8:15 AM
Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.
To: Hill, Kathleen <Kathleen.Hill@alston.com>

Hello,

Please see the attached. Please fillout highlighted items and email back to us for processing

Soft-story Retrofit Unit
201 N. Figueroa St., Suite 880
Los Angeles, CA 90012
213 482-SOFT (7638)
213 202-9924

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

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Hello Soft-Story Retrofit Unit –

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Best,

Kathleen

Kathleen A. Hill
Planning Director
ALSTON & BIRD
350 South Grand Avenue

51st Floor
Los Angeles, CA 90071
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Attachments:

Barry Building application for extension to pull permit modification (soft story) (003)(44613451.1).pdf 264k

---

michael.s.andersen@lacity.org Michael Andersen Friday, July 19, 2024 at 12:02:34 PM Pacific Daylight Time
To: soft-storyretrofit@lacity.org SOFTSTORY RETROFIT
Cc: Kathleen.Hill@alston.com Hill, Kathleen

Hello,

A payment link has been sent to you in a separate email to pay for the extension to pull the permit.
Please let me know when you have paid.

Thank you,

Michael Andersen
Administrative Clerk, Soft Story Retrofit Unit
LADBS 201 N Figueroa St. Los Angeles CA 90012
Email: michael.s.andersen@lacity.org

On Fri, Jul 19, 2024 at 10:17 AM SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org> wrote:
Hi Michael,

Could you please assist Kathleen to process the Phase 2 extension for 11973 San Vicente.

Hi Kathleen,

You should be receiving a payment link on your email soon.

Thank You.

Soft-story Retrofit Unit
201 N. Figueroa St., Suite 880
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213 202-9924

> *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*

---------- Forwarded message ---------
From: **Hill, Kathleen** <Kathleen.Hill@alston.com>
Date: Thu, Jul 18, 2024 at 3:26 PM
Subject: RE: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.
To: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>

Hello –

Please see the attached form with requested sections completed a copy of the justification letter dated July 17, 2024. If you need to discuss, I can be reached at 213.709.1994 or by email.

Best,

Kathleen

From: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>
Sent: Thursday, July 18, 2024 8:15 AM
To: Hill, Kathleen <Kathleen.Hill@alston.com>
Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

EXTERNAL SENDER – Proceed with caution

Hello,

Please see the attached. Please fillout highlighted items and email back to us for processing



Soft-story Retrofit Unit

201 N. Figueroa St., Suite 880

Los Angeles, CA 90012

213 482-SOFT (7638)

213 202-9924

> *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*

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> Best,
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> Kathleen
>
> Kathleen A. Hill
> Planning Director
> **ALSTON & BIRD**
> 350 South Grand Avenue

51st Floor
Los Angeles, CA 90071
+1 213 576 1056 (O)

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Kathleen.Hill@alston.com Hill, Kathleen Monday, July 22, 2024 at 8:15:05 AM Pacific Daylight Time
To: michael.s.andersen@lacity.org Michael Andersen, soft-storyretrofit@lacity.org SOFTSTORY RETROFIT

Hi Michael - Will I receive the approval today? Thanks, Kathleen _____ From: Michael Andersen Sent: Friday, July 19, 2024 12:02:34 PM To: SOFTSTORY RETROFIT Cc: Hill, Kathleen Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd. EXTERNAL SENDER – Proceed with caution _____ Hello, A payment link has been sent to you in a separate email to pay for the extension to pull the permit. Please let me know when you have paid. Thank you, Michael Andersen Administrative Clerk, Soft Story Retrofit Unit LADBS 201 N Figueroa St. Los Angeles CA 90012 Email: michael.s.andersen@lacity.org On Fri, Jul 19, 2024 at 10:17 AM SOFTSTORY RETROFIT > wrote: Hi Michael, Could you please assist Kathleen to process the Phase 2 extension for 11973 San Vicente. Hi Kathleen, You should be receiving a payment link on your email soon. Thank You. [https://docs.google.com/uc?export=download&id=0B8lqdj4VKIbYbVIRamlKUGhPNWs&revid=0B8lqdj4VKIbYaThaL1ZSa1JKZkpKNHkyUU93UlJyRGJBV0t3PQ] Soft-story Retrofit Unit 201 N. Figueroa St., Suite 880 Los Angeles, CA 90012 213 482-SOFT (7638) 213 202-9924 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 ---------- Forwarded message --------- From: Hill, Kathleen > Date: Thu, Jul 18, 2024 at 3:26 PM Subject: RE: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd. To: SOFTSTORY RETROFIT > Hello – Please see the attached form with requested sections completed a copy of the justification letter dated July 17, 2024. If you need to discuss, I can be reached at 213.709.1994 or by email. Best, Kathleen From: SOFTSTORY RETROFIT > Sent: Thursday, July 18, 2024 8:15 AM To: Hill, Kathleen > Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd. EXTERNAL SENDER – Proceed with caution _____ Hello, Please see the attached. Please fillout highlighted items and email back to us for processing [https://docs.google.com/uc?export=download&id=0B8lqdj4VKIbYbVIRamlKUGhPNWs&revid=0B8lqdj4VKIbYaThaL1ZSa1JKZkpKNHkyUU93UlJyRGJBV0t3PQ] Soft-story Retrofit Unit 201 N. Figueroa St., Suite 880 Los Angeles, CA 90012 213 482-SOFT (7638) 213 202-9924 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 Wed, Jul 17, 2024 at 5:19 PM Hill, Kathleen > wrote: Hello Soft-Story Retrofit Unit – On behalf of the owner of the subject property, please see attached correspondence requesting a modification/time extension to comply with Phase 2 of the Soft-Story Retrofit Ordinance. If you need to discuss, feel free to call me at 213.709.1994 or respond to this email. Best, Kathleen Kathleen A. Hill Planning Director ALSTON & BIRD 350 South Grand Avenue 51st Floor Los Angeles, CA 90071 +1 213 576 1056 (O) +1 213 709 1994 (M) Kathleen.Hill@alston.com _____ NOTICE: This e-mail message and all attachments may contain legally privileged and confidential information intended solely for the use of the addressee. If you are not the intended recipient, you are hereby notified that you may not read, copy, distribute or otherwise use this message or its attachments. If you have received this message in error, please notify the sender by email and delete all copies of the message immediately.

---

michael.s.andersen@lacity.org Michael Andersen Wednesday, July 24, 2024 at 7:26:30 AM Pacific Daylight Time
To: Kathleen.Hill@alston.com Hill, Kathleen
Cc: soft-storyretrofit@lacity.org SOFTSTORY RETROFIT

Hi Kathleen,

Please see attached.

Thank you,

Michael Andersen
Administrative Clerk, Soft Story Retrofit Unit
LADBS 201 N Figueroa St. Los Angeles CA 90012
Email: michael.s.andersen@lacity.org

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Attachments:

LOG 14433 - 11973 W SAN VICENTE BLVD - MODIFICATION FOR EXTENSION TO PULL PERMIT.pdf 572k

---

Kathleen.Hill@alston.com Hill, Kathleen Monday, February 3, 2025 at 3:40:20 PM Pacific Standard Time
To: soft-storyretrofit@lacity.org SOFTSTORY RETROFIT

Hello Soft-Story Retrofit Unit Staff –

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Best,

Kathleen

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Email: michael.s.andersen@lacity.org

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[https://docs.google.com/uc?export=download&id=0B8Iqdj4VKIbYbVIRamlKUGhPNWs&revid=0B8Iqdj4VKIbYaThaL1ZSa1JKZkpKNHkyUU93UlJyRGJBV0t3PQ]

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LOG 14433 - 11973 W SAN VICENTE BLVD - MODIFICATION FOR EXTENSION TO PULL PERMIT.pdf 568k

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Kathleen.Hill@alston.com Hill, Kathleen Monday, February 3, 2025 at 3:44:41 PM Pacific Standard Time
To: soft-storyretrofit@lacity.org SOFTSTORY RETROFIT

With correct attachment.

From: Hill, Kathleen
Sent: Monday, February 3, 2025 3:40 PM
To: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>
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Attachments:

Soft-Story Retrofit Time Extension Request February 2025(45522142.2).pdf 448k

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soft-storyretrofit@lacity.org SOFTSTORY RETROFIT Tuesday, February 4, 2025 at 7:59:18 AM Pacific Standard Time
To: Kathleen.Hill@alston.com Hill, Kathleen

Hello,

We only grant a one time extension but for your case we can give additional 6 more months by applying for a second modification request but this time we will require a city planning concurrence sign off. Please see the attached form and fill out and get approval for the highlighted items.

Soft-story Retrofit Unit
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213 202-9924

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Michael Andersen

Administrative Clerk, Soft Story Retrofit Unit

LADBS 201 N Figueroa St. Los Angeles CA 90012

Email: michael.s.andersen@lacity.org

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> Sent: Friday, July 19, 2024 12:02:34 PM
> To: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>
> Cc: Hill, Kathleen <Kathleen.Hill@alston.com>
> Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.
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intended recipient, you are hereby notified that you may not read, copy, distribute or otherwise use this message or its attachments. If you have received this message in error, please notify the sender by email and delete all copies of the message immediately.

Attachments:

application for extension to pull permit modification (soft story) - with planning concurrence approval.pdf 245k

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Kathleen.Hill@alston.com Hill, Kathleen Tuesday, February 4, 2025 at 11:59:30 AM Pacific Standard Time
To: soft-storyretrofit@lacity.org SOFTSTORY RETROFIT

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Kathleen.Hill@alston.com Hill, Kathleen Tuesday, February 4, 2025 at 1:12:22 PM Pacific Standard Time
To: soft-storyretrofit@lacity.org SOFTSTORY RETROFIT

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City Planning Contacts:

Jason McCrea, City Planner, Major Project – jason.mccrea@lacity.org

Milena Zasadzien, Principal City Planner Major Projects – milena.zasadzien@lacity.org

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Attachments:

11973 W San Vicente Blvd - application for extension to pull permit modification (soft story) - with planning concurrence approval.pdf 716k

soft-storyretrofit@lacity.org SOFTSTORY RETROFIT Wednesday, February 5, 2025 at 9:22:27 AM Pacific Standard Time
To: Kathleen.Hill@alston.com Hill, Kathleen

Hi Kathleen,

Yes please have the form signed by planning.

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Soft-story Retrofit Unit

201 N. Figueroa St., Suite 880

Los Angeles, CA 90012

213 482-SOFT (7638)

213 202-9924

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On Mon, Feb 3, 2025 at 3:45 PM Hill, Kathleen <Kathleen.Hill@alston.com> wrote:

With correct attachment.

From: Hill, Kathleen
Sent: Monday, February 3, 2025 3:40 PM
To: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>
Subject: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

Hello Soft-Story Retrofit Unit Staff –

On behalf of the owner of the subject property, please see attached correspondence requesting a modification/time extension to comply with Phase 2 of the Soft-Story Retrofit Ordinance. Please forward to appropriate form for completion.

Best,

Kathleen

Kathleen A. Hill
Planning Director
ALSTON & BIRD
350 South Grand Avenue

51st Floor
Los Angeles, CA 90071
+1 213 576 1056 (O)

+1 213 709 1994 (M)
Kathleen.Hill@alston.com

From: Michael Andersen <michael.s.andersen@lacity.org>
Sent: Wednesday, July 24, 2024 7:27 AM
To: Hill, Kathleen <Kathleen.Hill@alston.com>
Cc: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>
Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

EXTERNAL SENDER – Proceed with caution

Hi Kathleen,

Please see attached.

Thank you,

Michael Andersen

Administrative Clerk, Soft Story Retrofit Unit

LADBS 201 N Figueroa St. Los Angeles CA 90012

Email: michael.s.andersen@lacity.org

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---

soft-storyretrofit@lacity.org SOFTSTORY RETROFIT Thursday, February 6, 2025 at 8:31:37 AM Pacific Standard Time
To: Kathleen.Hill@alston.com Hill, Kathleen

Payment link emailed to you

Soft-story Retrofit Unit
201 N. Figueroa St., Suite 880
Los Angeles, CA 90012
213 482-SOFT (7638)
213 202-9924

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On Wed, Feb 5, 2025 at 2:03 PM Hill, Kathleen <Kathleen.Hill@alston.com> wrote:

> Thank you.

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Sent: Wednesday, February 5, 2025 1:33 PM
To: Hill, Kathleen <Kathleen.Hill@alston.com>
Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

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Hi Kathleen,

We just talked to Planning. For this case, we will not require a concurrence from them based on the letter and justification you provided. Just want to let you know that this is the last Modification we can grant. After this, the property will be deemed as non-compliant. If it goes there and a hearing is scheduled, then you still have a chance to request for additional extension from the City Attorney before sending it to actual criminal court filing.

We will try to process this request if not at the end of the day tomorrow.



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Best,

Kathleen

City Planning Contacts:

Jason McCrea, City Planner, Major Project – jason.mccrea@lacity.org

Milena Zasadzien, Principal City Planner Major Projects – milena.zasadzien@lacity.org

---

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Sent: Tuesday, February 4, 2025 12:00 PM
To: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>
Subject: RE: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

Thank you for your quick response. Should I get Planning to sign or will you send? If you need to send, I will provide you the contact information for the assigned planner and his supervisor.

From: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>
Sent: Tuesday, February 4, 2025 7:59 AM
To: Hill, Kathleen <Kathleen.Hill@alston.com>
Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

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Kathleen.Hill@alston.com Hill, Kathleen
To: soft-storyretrofit@lacity.org SOFTSTORY RETROFIT

Payment made.

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> City Planning Contacts:
>
> Jason McCrea, City Planner, Major Project – jason.mccrea@lacity.org
>
> Milena Zasadzien, Principal City Planner Major Projects – milena.zasadzien@lacity.org
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Best,

Kathleen

From: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org<mailto:soft-storyretrofit@lacity.org>>
Sent: Thursday, July 18, 2024 8:15 AM
To: Hill, Kathleen <Kathleen.Hill@alston.com<mailto:Kathleen.Hill@alston.com>>
Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

EXTERNAL SENDER – Proceed with caution

Hello,

Please see the attached. Please fillout highlighted items and email back to us for processing

[https://docs.google.com/uc?export=download&id=0B8lqdj4VKIbYbVIRamlKUGhPNWs&revid=0B8lqdj4VKIbYaThaL1ZSa1JKZkpKNHkyUU93UlJyRGJBV0t3PQ]

Soft-story Retrofit Unit

201 N. Figueroa St., Suite 880

Los Angeles, CA 90012

213 482-SOFT (7638)

213 202-9924

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·

On Wed, Jul 17, 2024 at 5:19 PM Hill, Kathleen <Kathleen.Hill@alston.com<mailto:Kathleen.Hill@alston.com>> wrote:

Hello Soft-Story Retrofit Unit –

On behalf of the owner of the subject property, please see attached correspondence requesting a modification/time extension to comply with Phase 2 of the Soft-Story Retrofit O

Best,

Kathleen

Kathleen A. Hill
Planning Director
ALSTON & BIRD
350 South Grand Avenue

51st Floor
Los Angeles, CA 90071
+1 213 576 1056 (O)

+1 213 709 1994 (M)
Kathleen.Hill@alston.com<mailto:Kathleen.Hill@alston.com>

NOTICE: This e-mail message and all attachments may contain legally privileged and confidential information intended solely for the use of the addressee. If you are not the inte
please notify the sender by email and delete all copies of the message immediately.

Attachments:

image001.png 67k

soft-storyretrofit@lacity.org SOFTSTORY RETROFIT
To: Kathleen.Hill@alston.com Hill, Kathleen

Please see the attached.

Soft-story Retrofit Unit
201 N. Figueroa St., Suite 880
Los Angeles, CA 90012
213 482-SOFT (7638)
213 202-9924

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 Contin

On Thu, Feb 6, 2025 at 12:08 PM Hill, Kathleen <Kathleen.Hill@alston.com> wrote:

Payment made.

Thanks

From: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>
Sent: Thursday, February 6, 2025 8:32 AM
To: Hill, Kathleen <Kathleen.Hill@alston.com>
Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

EXTERNAL SENDER – Proceed with caution

Payment link emailed to you



Soft-story Retrofit Unit

201 N. Figueroa St., Suite 880

Los Angeles, CA 90012

213 482-SOFT (7638)

213 202-9924

> *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 Cor*

On Wed, Feb 5, 2025 at 2:03 PM Hill, Kathleen <Kathleen.Hill@alston.com> wrote:

> Thank you.

From: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>
Sent: Wednesday, February 5, 2025 1:33 PM
To: Hill, Kathleen <Kathleen.Hill@alston.com>
Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

EXTERNAL SENDER – Proceed with caution

Hi Kathleen,

We just talked to Planning. For this case, we will not require a concurrence from them based on the letter and justification you provided. Just want to let you know that this is the last Mod additional extension from the City Attorney before sending it to actual criminal court filing.

We will try to process this request if not at the end of the day tomorrow.



Soft-story Retrofit Unit

201 N. Figueroa St., Suite 880

Los Angeles, CA 90012

213 482-SOFT (7638)

213 202-9924

> *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 (*

On Wed, Feb 5, 2025 at 9:56 AM Hill, Kathleen <Kathleen.Hill@alston.com> wrote:

> Sending the request today.
>
> Thanks
>
> ---
>
> **From:** SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>
> **Sent:** Wednesday, February 5, 2025 9:22 AM
> **To:** Hill, Kathleen <Kathleen.Hill@alston.com>
> **Subject:** Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.
>
> **EXTERNAL SENDER – Proceed with caution**
>
> ---
>
> Hi Kathleen,
>
> Yes please have the form signed by planning.
>
> 
>
> **Soft-story Retrofit Unit**
>
> **201 N. Figueroa St., Suite 880**
>
> **Los Angeles, CA 90012**
>
> **213 482-SOFT (7638)**
>
> **213 202-9924**
>
> > *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 an*

On Tue, Feb 4, 2025 at 1:13 PM Hill, Kathleen <Kathleen.Hill@alston.com> wrote:

> Attached is the completed modification form with the justification letter attached. We will send the attachment to the two DCP staff members assigned to the EIR listed below.
>
> Best,
>
> Kathleen
>
> City Planning Contacts:
>
> Jason McCrea, City Planner, Major Project – jason.mccrea@lacity.org
>
> Milena Zasadzien, Principal City Planner Major Projects – milena.zasadzien@lacity.org

---

From: Hill, Kathleen
Sent: Tuesday, February 4, 2025 12:00 PM
To: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>
Subject: RE: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

Thank you for your quick response. Should I get Planning to sign or will you send? If you need to send, I will provide you the contact information for the assigned planner and his su

---

From: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>
Sent: Tuesday, February 4, 2025 7:59 AM
To: Hill, Kathleen <Kathleen.Hill@alston.com>
Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

EXTERNAL SENDER – Proceed with caution

Hello,

We only grant a one time extension but for your case we can give additional 6 more months by applying for a second modification request but this time we will require a city planning



Soft-story Retrofit Unit

201 N. Figueroa St., Suite 880

Los Angeles, CA 90012

213 482-SOFT (7638)

213 202-9924

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On Mon, Feb 3, 2025 at 3:45 PM Hill, Kathleen <Kathleen.Hill@alston.com> wrote:

> With correct attachment.
>
> ---
>
> **From:** Hill, Kathleen
> **Sent:** Monday, February 3, 2025 3:40 PM
> **To:** SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>
> **Subject:** Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.
>
> Hello Soft-Story Retrofit Unit Staff –

On behalf of the owner of the subject property, please see attached correspondence requesting a modification/time extension to comply with Phase 2 of the Soft-Story Retrofit Or

Best,

Kathleen

Kathleen A. Hill
Planning Director
ALSTON & BIRD
350 South Grand Avenue

51st Floor
Los Angeles, CA 90071
+1 213 576 1056 (O)

+1 213 709 1994 (M)
Kathleen.Hill@alston.com

From: Michael Andersen <michael.s.andersen@lacity.org>
Sent: Wednesday, July 24, 2024 7:27 AM
To: Hill, Kathleen <Kathleen.Hill@alston.com>
Cc: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>
Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

EXTERNAL SENDER – Proceed with caution

Hi Kathleen,

Please see attached.

Thank you,

Michael Andersen

Administrative Clerk, Soft Story Retrofit Unit

LADBS 201 N Figueroa St. Los Angeles CA 90012

Email: michael.s.andersen@lacity.org

On Mon, Jul 22, 2024 at 8:16 AM Hill, Kathleen <Kathleen.Hill@alston.com> wrote:

> Hi Michael -
> Will I receive the approval today?
> Thanks,
> Kathleen
>
> _____
> From: Michael Andersen <michael.s.andersen@lacity.org>
> Sent: Friday, July 19, 2024 12:02:34 PM
> To: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>
> Cc: Hill, Kathleen <Kathleen.Hill@alston.com>
> Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.
>
> EXTERNAL SENDER – Proceed with caution
> _____
>
> Hello,
>
> A payment link has been sent to you in a separate email to pay for the extension to pull the permit.
> Please let me know when you have paid.
>
> Thank you,
>
> Michael Andersen
> Administrative Clerk, Soft Story Retrofit Unit
> LADBS 201 N Figueroa St. Los Angeles CA 90012
> Email: michael.s.andersen@lacity.org<mailto:michael.s.andersen@lacity.org>

On Fri, Jul 19, 2024 at 10:17 AM SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org<mailto:soft-storyretrofit@lacity.org>> wrote:
Hi Michael,

Could you please assist Kathleen to process the Phase 2 extension for 11973 San Vicente.

Hi Kathleen,

You should be receiving a payment link on your email soon.

Thank You.

[https://docs.google.com/uc?export=download&id=0B8lqdj4VKIbYbVlRamlKUGhPNWs&revid=0B8lqdj4VKIbYaThaL1ZSa1JKZkpKNHkyUU93UlJyRGJBV0t3PQ]
Soft-story Retrofit Unit
201 N. Figueroa St., Suite 880
Los Angeles, CA 90012
213 482-SOFT (7638)
213 202-9924

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.o

---------- Forwarded message ---------
From: Hill, Kathleen <Kathleen.Hill@alston.com<mailto:Kathleen.Hill@alston.com>>
Date: Thu, Jul 18, 2024 at 3:26 PM
Subject: RE: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.
To: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org<mailto:soft-storyretrofit@lacity.org>>

Hello –

Please see the attached form with requested sections completed a copy of the justification letter dated July 17, 2024. If you need to discuss, I can be reached at 213.709.1994

Best,

Kathleen

From: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org<mailto:soft-storyretrofit@lacity.org>>
Sent: Thursday, July 18, 2024 8:15 AM
To: Hill, Kathleen <Kathleen.Hill@alston.com<mailto:Kathleen.Hill@alston.com>>
Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

EXTERNAL SENDER – Proceed with caution

Hello,

Please see the attached. Please fillout highlighted items and email back to us for processing

[https://docs.google.com/uc?export=download&id=0B8lqdj4VKIbYbVlRamlKUGhPNWs&revid=0B8lqdj4VKIbYaThaL1ZSa1JKZkpKNHkyUU93UlJyRGJBV0t3PQ]

Soft-story Retrofit Unit

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213 482-SOFT (7638)

213 202-9924

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.o

On Wed, Jul 17, 2024 at 5:19 PM Hill, Kathleen <Kathleen.Hill@alston.com<mailto:Kathleen.Hill@alston.com>> wrote:

Hello Soft-Story Retrofit Unit –

On behalf of the owner of the subject property, please see attached correspondence requesting a modification/time extension to comply with Phase 2 of the Soft-Story Retrofit

Best,

Kathleen

Kathleen A. Hill
Planning Director
ALSTON & BIRD
350 South Grand Avenue

51st Floor
Los Angeles, CA 90071
+1 213 576 1056 (O)

+1 213 709 1994 (M)
Kathleen.Hill@alston.com<mailto:Kathleen.Hill@alston.com>

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please notify the sender by email and delete all copies of the message immediately.

Attachments:

image001.png 67k

Log 14433 - 11973 W San Vicente Blvd - extension to pull permit (2nd & final).pdf 706k

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 17, 2024

Los Angeles Department of Building Safety
Soft-Story Retrofit Unit
201 N. Figueroa Street, Suite 890
Los Angeles, CA90012
soft-storyretrofit@lacity.org

Re: 11973 San Vicente Boulevard Project – Tolling of Soft Story Ordinance, Permit No. 19019-10000-05593 and Reference No. 14433

Dear Soft-Story Retrofit Unit:

This law firm represents the owner ("Owner") of the property located at 11973 San Vicente Boulevard, Los Angeles, California ("Property").[1] The building located on the Property is the subject of an Order to Comply with Division 93, Article I, Chapter IX of the Los Angeles Municipal Code ("LAMC"), § 91.9300 (also referred to as the "Soft Story Ordinance") issued by the City of Los Angeles, Board of Building and Safety Commissioners with an effective date of March 1, 2018.

In November 2019, the Owner filed an application for a permit to demolish the building in order to comply with Phase 1 of the Soft Story Ordinance (which requires either demolition or retrofit of buildings that have a "soft story" in order to reduce structural deficiencies by the most economical and feasible method).[2] However, since the City of Los Angeles has designated the Building as a Historic Cultural Monument (No. 887) under City Code, the Department of City Planning ("City Planning) decided to prepare in Environmental Impact Report ("EIR") before issuing a clearance for a demolition permit. This Draft EIR (ENV-2019-6645-EIR) was published on February 16, 2023.

The original Order requires the building owner to obtain the necessary permits to either retrofit or demolish the building within 3.5 years (on or around August 30, 2021). On September 9, 2022, the compliance deadline was extended to December 8, 2022 due to COVID-19. On September 27, 2022, I informed the Soft Story Retrofit Unit that the Draft EIR was being prepared by the City Planning Departments but had not yet been published.

---

[1] Assessor Parcel No. 4404-025-008

[2] Demolition of a building subject to the soft story ordinance is a permitted action pursuant to Section 91.9305.2(1)(c).

Accordingly, I requested an extension through December 8, 2023. However, the Department of Building and Safety ("LADBS") provided an extension by which to obtain a permit to retrofit or demolish the building until June 8, 2023. On July 20, 2023, LADBS issued "Notification of Extended Compliance Due Dates Due to the Covid-19 Tolling Order" and the compliance deadline for Phase 2 was extended to August 9, 2024.

The Final EIR (or FEIR) for the demolition permit was released on September 11, 2023. On March 21, 2024, City Planning provided correspondence to LADBS recommending that the Department certify the information and analysis presented in the EIR. (See Attachment A.)

LADBS must certify the Final EIR before it can act on the requested demolition permit. On May 9, 2024, LADBS issued a written request to the Cultural Heritage Commission ("CHC") for their recommendation as to the certification of the Final EIR and adoption of a Statement of Overriding Considerations ("SOC") pursuant to the California Environmental Quality Act ("CEQA").(See Attachment B.) In addition, we have been informed by City planners that the CHC will need hold a public hearing before making any recommendations regarding the EIR and a SOC. We have been informed that the CHC will consider the matter at its September 5, 2024 meeting. After the CHC completes its review, it will make recommendations to LADBS. Thereafter, LADBS will then make a determination on the EIR and demolition permit.

Despite the fact that the Owner took timely steps to comply with the Soft Story Ordinance, due to the other requirements imposed by the City, the Owner cannot yet legally obtain a demolition permit as required by the Soft Story Ordinance. The Owner is now in an impossible situation where it cannot possibly comply with the competing requirements set forth by different City agencies. It must obtain a permit for demolition to comply with the Soft Story Ordinance, but it cannot do so until the City completes the process required by CEQA. The impossibility defense is well recognized where a government order makes it unlawful for a party to perform its obligations. (Cal. Civ. Code § 3531. See also, *National Shooting Sports Foundation, Inc. v. State of California* (2018) 5 Cal.5th 428, 430.)

Accordingly, the Owner must be granted an extension to comply with the Soft Story Ordinance until a reasonable time after the City's environmental and cultural review processes have concluded. An additional six months is needed to complete all necessary review processes before the Owner is eligible to obtain the necessary demolition permit.

Sincerely,

Edward J. Casey

EJC:kah

cc: Ken Bernstein, Principal City Planner
ken.bernstein@lacity.org

Melissa Jones, City Planner
melissa.jones@lacity.org

Lambert Giessinger, Senior Architect
lamber.giessinger@lacity.org

Veronica Lopez, LADBS Board of Building and Safety Board Secretary
Veronica.lopez@lacity.org

Hector Buitrago, LADBS Special Projects Manager
Hector.buitrago@lacity.org

Faruk Sezer, LADBS Assistant Director, Government & Community Relations Division
Faruk.sezer@lacity.org

Jeff Khau, Planning Deputy, Office of Councilwoman Traci Park, District 11
Jeff.khau@lacity.org

ATTACHMENT A

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 B

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

JACOB STEVENS
VICE PRESIDENT

CORISSA HERNANDEZ
MOISES ROSALES
NANCY YAP

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

May 9, 2024

The Honorable Cultural Heritage Commission
Department of City Planning
Office of Historic Resources
200 North Spring Street
Room 525
Los Angeles, CA 90012

Re: Demolition Permit Application for The Barry Building, located at 11973 West San Vicente Boulevard, Los Angeles Historic Cultural Monument No. 887

Dear Honorable Commissioners:

Under Los Angeles Municipal Code (LAMC) Section 91.106.4.5, the Los Angeles Department of Building and Safety (LADBS) has the responsibility for the issuance of demolition permits for officially designated buildings or structures like the property referenced above.

LAMC Section 91.106.4.5 provides as follows:

> 91.106.4.5. Permits for Historical and Cultural Buildings. The department shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of historic cultural monuments, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the California Environmental Quality Act Initial Study and Check List, as specified in Section 19.05 of the Los Angeles Municipal Code. If the Initial Study and Check List identifies the historical or cultural asset as significant, the

permit shall not be issued without the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure.

Pursuant to this Section, the applicant paid for the preparation of an Environmental Impact Report (EIR). The Department of City Planning prepared an EIR and transmitted it to LADBS on March 21, 2024 with a recommendation that LADBS certify the EIR as adequate and complete. The EIR concluded that issuance of the demolition permit will result in significant unavoidable adverse impacts due to the loss of a historic resource.

The EIR must be certified before LADBS may issue a demolition permit. Additionally, before LADBS may issue a demolition permit, LADBS will need to adopt a statement of overriding considerations setting forth the specific reasons why the City finds that the project's benefits rendered acceptable its unavoidable adverse environmental effects because the significant unavoidable adverse impacts of demolition cannot be avoided or substantially lessened either through the adoption of feasible mitigation measures or feasible environmentally superior alternatives.

To assist LADBS in determining whether to certify the EIR and/or adopt a statement of overriding considerations, LADBS requests the Cultural Heritage Commission, the City's expert on historic resources, to provide a recommendation to LADBS on whether to take these actions including what the Commission believes may be substantial evidence in the record that should be considered in the preparation of a statement of overriding considerations if necessary.

LADBS requests the Commission hold a hearing for review and comment on the EIR and justification for the issuance of a statement of overriding considerations.

For any inquiries related to this letter, please contact Faruk Sezer, Assistant Director for the Government and Community Relations Division via email at Faruk.Sezer@lacity.org.

Faruk Sezer

FARUK SEZER, P.E.
Assistant Director
Government and Community Relations

REQUEST FOR MODIFICATION OF BUILDING ORDINANCES

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

LA DBS — DEPARTMENT OF BUILDING AND SAFETY

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:** LAMC 9305.2.2

To allow an extension of time until _____ in which to comply with LAMC Section 91.9305.2.2 (Obtain permits for rehabilitation) for the Mandatory Soft-Story Retrofit Ordinance (Ordinance 183893 and 184081). or demolition

Order to Comply REF #

Order to Comply Original Compliance Date:

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):

1. Compliance date for completing construction work per LAMC 91.9305.2.3 remains the same as noted on Order to Comply REF #
2. This is a one time approval only.

FEES (DEPARTMENT USE ONLY)

Appeal Processing Fee.. (No. of Items) =	1 X $130 + $39/addl	=	130.00
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Research Fee ... (Total Hours Worked) =	1 X $104.00	=	104.00
Subtotal.....		=	234.00
Development Services Center Surcharge	X 3%	=	7.02
Systems Development Surcharge	X 6%	=	14.04
Total Fees.....		=	255.06

Fees verified by:

Print and Sign _____

For Cashiers Use Only

(PROCESS ONLY WHEN FEES ARE VERIFIED)

Permit App #:	Job Address:

CONDITIONS OF APPROVAL (Continued from Page 1)
1) Obtain THP and pull permit prior to expiration of extension otherwise fines will be imposed.

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 foregoing 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)	X	$354.00	= _____
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Research Fee ... (Total Hours Worked) =	X	$104.00	= _____
Subtotal			= _____
Development Services Center Surcharge	X	3%	= _____
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REQUEST FOR MODIFICATION OF BUILDING ORDINANCES

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

LA DBS — DEPARTMENT OF BUILDING AND SAFETY

PERMIT APP. #:	**DATE:** 07/18/2024	**For City Dept. Use Only** Building Zoning Grading Shoring Mech. Elec. Plumb. Green D.A. Misc.
JOB ADDRESS: 11973 W. San Vicente Blvd		
Tract: Westgate Acres	**Block:** None **Lot:** 51 and portions of 52	
Owner: 11973 San Vicente LLC c/o William Borthwick	**Petitioner:** Edward Casey - Alston & Bird LLP	
Address: 300 S. Grand Avenue, 37th Floor	**Address:** 350 S. Grand Avenue, 51st Floor	
City Los Angeles, CA 90071 **State** **Zip** **Phone**	**City** Los Angeles, CA 9071 **State** **Zip** (213) 576-1005 **Phone**	

REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY) — **CODE SECTIONS:** LAMC 9305.2.2

To allow an extension of time until 02/09/2025 in which to comply with LAMC Section 91.9305.2.2 (Obtain permits for rehabilitation) for the Mandatory Soft-Story Retrofit Ordinance (Ordinance 183893 and 184081).

Order to Comply REF #

Order to Comply Original Compliance Date:

JUSTIFICATION (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)

See Attached letter dated July 17, 2024

Edward J. Casey — **Owner/Petitioner Name (Print)**

(Signature)

Petitioner — **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):

1. Compliance date for completing construction work per LAMC 91.9305.2.3 remains the same as noted on Order to Comply REF #
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For Cashiers Use Only
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Fees verified by:

Print and Sign ____

Permit App #:	Job Address:

CONDITIONS OF APPROVAL (Continued from Page 1)
1) Obtain THP and pull permit prior to expiration of extension otherwise fines will be imposed.

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 foregoing 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 _____

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

_____ _____
Applicant's Name Applicant's Title

_____ _____
Signature Date

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REQUEST FOR MODIFICATION OF BUILDING ORDINANCES

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

LA DBS — DEPARTMENT OF BUILDING AND SAFETY

PERMIT APP. #: 19019-10000-05593	**DATE:** 07/18/2024	**For City Dept. Use Only** Building Zoning Grading Shoring Mech. Elec. Plumb. Green D.A. Misc.
JOB ADDRESS: 11973 W. San Vicente Blvd		
Tract: Westgate Acres	**Block:** None **Lot:** 51 and portions of 52	
Owner: 11973 San Vicente LLC c/o William Borthwick	**Petitioner:** Edward Casey - Alston & Bird LLP	
Address: 300 S. Grand Avenue, 37th Floor	**Address:** 350 S. Grand Avenue, 51st Floor	
City Los Angeles, CA 90071 **State** **Zip** **Phone**	**City** Los Angeles, CA 9071 (213) 576-1005 **State** **Zip** **Phone**	

REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY) — **CODE SECTIONS:** LAMC 9305.2.2

To allow an extension of time until 02/09/2025 in which to comply with LAMC Section 91.9305.2.2 (Obtain permits for rehabilitation or demolition) for the Mandatory Soft-Story Retrofit Ordinance (Ordinance 183893 and 184081).

Order to Comply REF # 14433

Order to Comply Original Compliance Date: 8/30/2021 Extended to 8/9/2024 Due to Covid tolling order

JUSTIFICATION (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)

See Attached letter dated July 17, 2024

Edward J. Casey — Owner/Petitioner Name (Print) — (Signature) — Petitioner — 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

Michael Andersen — Reviewed by: (Staff) (Print) — Sign — 7/19/2024 — Date

ANDREW SANTIAGO — Action taken by: (Supervisor) (Print) — Sign — 7/19/2024 — 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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Total Fees		=	255.06

Fees verified by:

Print and Sign Michael Andersen

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

Modification # 14217

Paid on 7/19/2024

Receipt # 1884531

Permit App #: 19019-10000-05593	**Job Address:** 11973 W San Vicente Blvd

CONDITIONS OF APPROVAL (Continued from Page 1)
1) Obtain THP and pull permit prior to expiration of extension otherwise fines will be imposed.

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City Los Angeles, CA 90071 **State** **Zip** **Phone**	**City** Los Angeles, CA 9071 (213) 576-1005 **State** **Zip** **Phone**	

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Edward J. Casey — Owner/Petitioner Name (Print) — (Signature) — Petitioner — Position

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Permit App #: 19019-10000-05593	**Job Address:** 11973 W San Vicente Blvd

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State of CALIFORNIA County of _____ on _____

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Fees verified by:

Print and Sign _____

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(PROCESS ONLY WHEN FEES ARE VERIFIED)

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**

February 3, 2025

Los Angeles Department of Building Safety
Soft-Story Retrofit Unit
201 N. Figueroa Street, Suite 890
Los Angeles, CA90012
soft-storyretrofit@lacity.org

Re: 11973 San Vicente Boulevard Project – Time Extension for Soft Story Ordinance Permit No. 19019-10000-05593 and Reference No. 14433

Dear Soft-Story Retrofit Unit:

This law firm represents the owner ("Owner") of the property located at 11973 San Vicente Boulevard, Los Angeles, California ("Property").[1] The building located on the Property is the subject of an Order to Comply with Division 93, Article I, Chapter IX of the Los Angeles Municipal Code ("LAMC"), § 91.9300 (also referred to as the "Soft Story Ordinance") issued by the City of Los Angeles, Board of Building and Safety Commissioners with an effective date of March 1, 2018.

In November 2019, the Owner filed an application for a permit to demolish the building in order to comply with Phase 1 of the Soft Story Ordinance (which requires either demolition or retrofit of buildings that have a "soft story" in order to reduce structural deficiencies by the most economical and feasible method).[2] However, since the City of Los Angeles has designated the Building as a Historic Cultural Monument (No. 887) under City Code, the Department of City Planning ("DCP") decided to prepare in Environmental Impact Report ("EIR") before issuing a clearance for a demolition permit.

The original Order requires the building owner to obtain the necessary permits to either retrofit or demolish the building within 3.5 years (on or around August 30, 2021). On September 9, 2022, the compliance deadline was extended to December 8, 2022 due to COVID-19. On September 27, 2022, I informed the Soft Story Retrofit Unit that the Draft EIR was being prepared by DCP but had not yet been published. Accordingly, I requested an extension through December 8, 2023. However, the Department of Building and Safety

[1] Assessor Parcel No. 4404-025-008.

[2] Demolition of a building subject to the soft story ordinance is a permitted action pursuant to Section 91.9305.2(1)(c).

("LADBS") provided an extension by which to obtain a permit to retrofit or demolish the building until June 8, 2023. On July 20, 2023, LADBS issued "Notification of Extended Compliance Due Dates Due to the Covid-19 Tolling Order" and the compliance deadline for Phase 2 was extended to August 9, 2024

This Draft EIR (ENV-2019-6645-EIR) was published on February 16, 2023 and the Final EIR (or FEIR) for the demolition permit was released on September 11, 2023. On March 21, 2024, DCP provided correspondence to LADBS recommending that the Department certify the information and analysis presented in the EIR. LADBS must certify the Final EIR before it can act on the requested demolition permit. On May 9, 2024, LADBS issued a written request to the Cultural Heritage Commission ("CHC") for their recommendation as to the certification of the Final EIR and adoption of a Statement of Overriding Considerations ("SOC") pursuant to the California Environmental Quality Act ("CEQA").

On July 18, 2024, I submitted a request for an extension to comply with Phase 2 of the Soft Story Ordinance and LADBS approved an extension to February 9, 2025.The CHC held a hearing on September 5, 2024, to consider the recommendations to be made.

Now that the CHC hearing has been held, the demolition permit application is back before LADBS. Earlier today, a plan check engineer reviewed the revised demolition plan and updated the Clearance Summary Worksheet to show DCP clearance is needed to obtain the demolition permit (see Attachment A). We understand LADBS is working with DCP to evaluate findings necessary to final the EIR and adopt a SOC.

Despite the fact that the Owner took timely steps to comply with the Soft Story Ordinance, due to the other requirements imposed by the City, the Owner cannot yet legally obtain a demolition permit as required by the Soft Story Ordinance. The Owner is now in an impossible situation where it cannot possibly comply with the competing requirements set forth by different City agencies. It must obtain a permit for demolition to comply with the Soft Story Ordinance, but it cannot do so until the City completes the process required by CEQA. The impossibility defense is well recognized where a government order makes it unlawful for a party to perform its obligations. (Cal. Civ. Code § 3531. See also, *National Shooting Sports Foundation, Inc. v. State of California* (2018) 5 Cal.5th 428, 430.)

Accordingly, the Owner must be granted an extension to comply with the Soft Story Ordinance until a reasonable time after the City's environmental and cultural review processes have concluded. An additional six months to August 9, 2025, is needed to complete all necessary review processes before the Owner is eligible to obtain the necessary demolition permit.

Sincerely,

Edward J. Casey

EJC:kah

cc: Milena Zasadzien, Principal City Planner
milena.zasadzien@lacity.org

Veronica Lopez, LADBS Board of Building and Safety Board Secretary
Veronica.lopez@lacity.org

Hector Buitrago, LADBS Special Projects Manager
Hector.buitrago@lacity.org

Faruk Sezer, LADBS Assistant Director, Government & Community Relations Division
Faruk.sezer@lacity.org

Jeff Khau, Planning Deputy, Office of Councilwoman Traci Park, District 11
Jeff.khau@lacity.org

ATTACHMENT A

11973 W San Vicente Blvd

Application #: **19019 - 10000 - 05593**
Plan Check #: B19LA23745 Printed: 02/03/25 01:17 PM
Event Code:

Bldg-Demolition **GREEN** - Commercial
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE

Last Status: Corrections Issued
Status Date: 11/06/2019

1. TRACT	BLOCK	LOT(S)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WESTGATE ACRES		51	1	M B 7-90/91	129B145 87	4404 - 025 - 008

3. PARCEL INFORMATION

LADBS Branch Office - WLA
Council District - 11
Census Tract - 2640.00
District Map - 129B145
Energy Zone - 6
Fire District - 2
Flood Haz. Zone - Outside Flood Zone
Hillside Grading Area - YES
Lot Cut Date - PRIOR-07/29/1962
Thomas Brothers Map Grid - 631-G4
Area Planning Commission - West Los Angeles
Community Plan Area - Brentwood - Pacific Palisades
Near Source Zone Distance - 0

ZONES(S): C4-1VL

4. DOCUMENTS

ZI - ZI-1096 San Vicente Scenic Corrido	ZA - ZA-2010-160-CUB	ORD - ORD-146541	ORD - ORD-161766
ZI - ZI-2192 WLA Transportation Impro	SPA - San Vicente Scenic Corridor	ORD - ORD-147445	ORD - ORD-163205
ZA - ZA-2010-158-CUB	SPA - West LA Transportation Improver	ORD - ORD-153639	ORD - ORD-171227
ZA - ZA-2010-159-CUB	ORD - ORD-129279	ORD - ORD-157559-SA14A	ORD - ORD-171492

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
11973 SAN VICENTE LLC 0 PO BOX 55007 LOS ANGELES CA 90055

Tenant:

Applicant: (Relationship: Other)
GINA ANGIOLILLO - (213) 576-2606

7. EXISTING USE **PROPOSED USE**

8. DESCRIPTION OF WORK
DEMOLISH AN EXISTING TWO STORY 13,300 SF OFFICE BUILDING.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Rahel Beyene DAS PC By:
OK for Cashier: Coord. OK:
Signature: _____ Date: _____

For inspection requests, call toll-free **(888) LA4BUILD** (524-2845), or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 91905593**

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $38,400 PC Valuation:

FINAL TOTAL Bldg-Demolition	516.60
Permit Fee Subtotal Bldg-Demolit	404.00
Plan Check Subtotal Bldg-Demolit	0.00
E.Q. Instrumentation	10.75
D.S.C. Surcharge	12.44
Sys. Surcharge	24.89
Planning Surcharge	24.24
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharg	28.28
CA Bldg Std Commission Surchar	2.00
Permit Issuing Fee	0.00

Sewer Cap ID: Total Bond(s) Due: $0.00

Project:

Payment Date:
Receipt No:
Amount:
Method:

12. ATTACHMENTS

CEQA Bldg Demolition Notice
Plot Plan

0B0011901910000055 93FN

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") **19019 - 10000 - 05593**

(P) B Occ. Group: -13300 Sqft / 0 Sqft

14. APPLICATION COMMENTS:

PDPP Project's Total Valuation $ 0.00

[1] sweer cap requiered. **Modification 12880 allow plan check extention till 10/25/2024 ***CEQA review for Historic Resources&CEQA review as part of a larger project per Public Resource Code Section 21065" clearances are removed since DBS is reviewing the CEQA document and issuing the EIR As wells as Apation of overriding consideration(F.SEzer 10.30.2024)

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #

11973 W San Vicente Blvd Permit Application #: **19019 - 10000 - 05593**

Bldg-Demolition	City of Los Angeles - Department of Building and Safety	Plan Check #: B19LA23745
Commercial	**19019 - 10000 - 05593**	Plans Filed in: METRO
Plan Check at Counter	**CLEARANCE SUMMARY WORKSHEET**	Printed On: 02/03/25 13:17:48

IMPORTANT: This summary documents the clearance(s) required prior to permit issuance. Most clearance(s) are granted electronically, however this form will also be completed so that in the event of a computer outage, there is evidence of the clearance action(s). Keep this form with all other documents necessary to obtain the permit.

INSTRUCTIONS

APPLICANT/REPRESENTATIVE: You are advised to initiate the approval process for the following permit application clearance(s) marked as "Not Cleared" as soon as possible, in order to allow adequate time to obtain the approvals. Certain departments (such as the Department of City Planning) may require additional plan review and approval process, which may include mandatory appeal periods. The address and phone number of the specific agency corresponding to the **"Address Code:"** shown for each clearance is indicated at the end of this form and it is recommended that you call before appearing in person. Remember to bring a copy of the permit application to the clearance agency for their reference. A "Cleared" condition requires no further action on your part.

CLEARANCE AGENCIES: For city agencies, perform electronic clearance action(s) using PCIS **and** complete this form. For non-city agencies or PCIS outages, complete this form.

Description of Work: DEMOLISH AN EXISTING TWO STORY 13,300 SF OFFICE BUILDING.

Building & Safety Contact
Plan Check Office: METRO
PC Engineer: Rahel Beyene

Status	Clearance Description and New Status
Not Cleared	**Agency: City Planning Department** **Description:** Addition/Alteration/Demolition of City Historical Cultural Monument **Address Code: 2** Electronic Clearance☐ By : RBEYENE Date:_____ Phone:_____ ☐Outage - Print Name/Initial:_____ Comments:
Not Cleared	**Agency: City Planning Department** **Description:** Miscellaneous Approval for:DIR-2009-1066-DRB-SPP **Address Code: 2** Electronic Clearance☐ By : RBEYENE Date:_____ Phone:_____ ☐Outage - Print Name/Initial:_____ Comments:
Not Cleared	**Agency: City Planning Department** **Description:** Approval for Specific Plan:San Vicente Scenic Corridor Specific Plan **Address Code: 2** Electronic Clearance☐ By : SKHUM Date:_____ Phone:_____ ☐Outage - Print Name/Initial:_____ Comments:

Not Cleared	**Agency: City Planning Department** **Address Code: 2** Electronic Clearance ☐ By : RBEYENE Comments:	**Description:** Zoning Administrator Case #:ZA-2010-159-CUB Date:_____ Phone:_____ ☐Outage - Print Name/Initial:_____
Not Cleared	**Agency: City Planning Department** **Address Code: 2** Electronic Clearance ☐ By : RBEYENE Comments:	**Description:** Zoning Administrator Case #:ZA-2010-160-CUB Date:_____ Phone:_____ ☐Outage - Print Name/Initial:_____
Not Cleared	**Agency: City Planning Department** **Address Code: 2** Electronic Clearance ☐ By : RBEYENE Comments:	**Description:** Zoning Administrator Case #:ZA-2010-158-CUB Date:_____ Phone:_____ ☐Outage - Print Name/Initial:_____
Cleared	**Agency: Department of Building and Safety** **Address Code: 4** Electronic Clearance ☒ By : DYIP Comments: DPI #19019-10000-04750	**Description:** DPI Written Notice(s) required / Structure more than 45 years old Date: 02/03/25 Phone:_____
Cleared	**Agency: Department of Building and Safety** **Address Code: 4** Electronic Clearance ☒ By : DYIP Comments: DPI #19019-10000-04750	**Description:** Demo Pre-Inspection is required Date: 02/03/25 Phone:_____

End of Clearance(s) for 19019 - 10000 - 05593. Refer to "ADDRESS CODES" sheet for clearance agency address/phone information.

REQUEST FOR MODIFICATION OF BUILDING ORDINANCES

DEPARTMENT OF BUILDING AND SAFETY

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: LAMC 9305.2.2

To allow an extension of time until 08/09/2025 in which to comply with LAMC Section 91.9305.2.2 (Obtain permits for rehabilitation or demolition) for the Mandatory Soft-Story Retrofit Ordinance (Ordinance 183893 and 184081).

Order to Comply REF # 14433

Order to Comply Original Compliance Date: 8/30/21(ORIG); 8/9/24 (COVID EXTENSION); 02/09/24 (1sT MODIFICATION EXTENSION)

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):

1. Compliance date for completing construction work per LAMC 91.9305.2.3 remains the same as noted on Order to Comply REF # 14433
2. This is a one time approval only.

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) =	1	X $104.00	= 104.00
Subtotal.....			= 234.00
Development Services Center Surcharge		X 3%	= 7.02
Systems Development Surcharge		X 6%	= 14.04
Total Fees.....			= 255.06

Fees verified by:

Print and Sign _____

For Cashiers Use Only

(PROCESS ONLY WHEN FEES ARE VERIFIED)

Permit App #:	Job Address:

CONDITIONS OF APPROVAL (Continued from Page 1)
1) Obtain THP and pull permit prior to expiration of extension otherwise fines will be imposed.

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 foregoing 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)	X	$354.00	= _____
Inspection Fee ..... (No of Insp.) =	X	$84.00	= _____
Research Fee ... (Total Hours Worked) =	X	$104.00	= _____
Subtotal			= _____
Development Services Center Surcharge	X	3%	= _____
Systems Development Surcharge	X	6%	= _____
Total Fees			= _____

Fees verified by:

Print and Sign _____

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

Fwd: FW: Re: Request for Time Extension for Phase 2 Compliance REF #1443-- 11973 San Vicente Blvd.

Minye.Pak@lacity.org Minye Pak Wednesday, February 5, 2025 at 11:34:44 AM Pacific Standard Time
To: charmie.huynh@lacity.org Charmie Huynh
Cc: nicholas.ayars@lacity.org Nicholas Ayars, sarah.molina-pearson@lacity.org Sarah Molina-Pearson

Hi Charmie,

Nick reached out regarding a Planning concurrence request for a Soft Story Phase 2 Compliance time extension modification. I am connecting you both to discuss the details and get a better understanding of the request.

Thank you,

Minye Pak, SE
Chief of Development Services Case Management
201 N Figueroa St, Los Angeles, CA 90012 | Ste 1030
213 482 6877 | dbs.lacity.gov | Apply for DSCM Services
LADBS
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING & SAFETY

---------- Forwarded message ---------
From: **Nicholas Ayars** <nicholas.ayars@lacity.org>
Date: Wed, Feb 5, 2025 at 11:18 AM
Subject: Fwd: FW: Re: Request for Time Extension for Phase 2 Compliance REF #1443-- 11973 San Vicente Blvd.
To: Minye Pak <Minye.Pak@lacity.org>

---------- Forwarded message ---------
From: **Hill, Kathleen** <Kathleen.Hill@alston.com>
Date: Wed, Feb 5, 2025 at 11:16 AM
Subject: RE: FW: Re: Request for Time Extension for Phase 2 Compliance REF #1443-- 11973 San Vicente Blvd.
To: Casey, Ed <Ed.Casey@alston.com>, Milena Zasadzien <milena.zasadzien@lacity.org>, Nicholas Ayars <nicholas.ayars@lacity.org>
Cc: Jason McCrea <jason.mccrea@lacity.org>, faruk.sezer@lacity.org <faruk.sezer@lacity.org>, Kenneth Fong (kenneth.fong@lacity.org) <kenneth.fong@lacity.org>

Hi Ed and Milena –

LADBS will issue the invoice to pay the fee once they receive the signed document.

Best,

Kathleen

From: Casey, Ed <Ed.Casey@alston.com>
Sent: Wednesday, February 5, 2025 11:15 AM
To: Milena Zasadzien <milena.zasadzien@lacity.org>; Nicholas Ayars <nicholas.ayars@lacity.org>
Cc: Jason McCrea <jason.mccrea@lacity.org>; faruk.sezer@lacity.org; Kenneth Fong (kenneth.fong@lacity.org) <kenneth.fong@lacity.org>; Hill, Kathleen <Kathleen.Hill@alston.com>
Subject: RE: FW: Re: Request for Time Extension for Phase 2 Compliance REF #1443-- 11973 San Vicente Blvd.

Kathleen Hill is the planner on my team.

Kathleen—have we paid the fee?

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: Milena Zasadzien <milena.zasadzien@lacity.org>
Sent: Wednesday, February 5, 2025 11:12 AM
To: Casey, Ed <Ed.Casey@alston.com>; Nicholas Ayars <nicholas.ayars@lacity.org>
Cc: Jason McCrea <jason.mccrea@lacity.org>; faruk.sezer@lacity.org; Kenneth Fong (kenneth.fong@lacity.org) <kenneth.fong@lacity.org>; Hill, Kathleen <Kathleen.Hill@alston.com>
Subject: Re: FW: Re: Request for Time Extension for Phase 2 Compliance REF #1443-- 11973 San Vicente Blvd.

EXTERNAL SENDER – Proceed with caution

Hi Ed, I'm forwarding your request to Nick Ayars, who heads our DCP Case Management unit, and who can assist you further in the form. I'll separately forward him the attachments and our concurrence. I believe there may be a LADBS fee that needs to be paid?

Thanks,

Milena

On Wed, Feb 5, 2025 at 11:06 AM Casey, Ed <Ed.Casey@alston.com> wrote:

> Thank you for the prompt response. All I need now is for Planning into sign the attached form where it calls for a signature from the Planning Department. After Planning signs the form, you can return it to me and we will submitted to the Soft Story Retrofit unit. Thank you
>
> 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: Milena Zasadzien <milena.zasadzien@lacity.org>
Sent: Wednesday, February 5, 2025 11:01 AM
To: Casey, Ed <Ed.Casey@alston.com>
Cc: Jason McCrea <jason.mccrea@lacity.org>; faruk.sezer@lacity.org; Kenneth Fong (kenneth.fong@lacity.org) <kenneth.fong@lacity.org>; Hill, Kathleen <Kathleen.Hill@alston.com>
Subject: Re: FW: Re: Request for Time Extension for Phase 2 Compliance REF #1443-- 11973 San Vicente Blvd.

EXTERNAL SENDER – Proceed with caution

Hi Ed,

The information you provided in your letter is correct, that LADBS and DCP are still reviewing the EIR, and therefore have not issued any decision or permit regarding the demolition. An extension to the Soft Story compliance would be warranted given that the City is still considering your request. Please let me know if you need anything else.

Thanks,

Milena

--

Image removed by sender.

Milena Zasadzien

Principal City Planner, Major Projects

Los Angeles City Planning
221 N. Figueroa Street, Suite 1350

Los Angeles, CA 90012

milena.zasadzien@lacity.org

T: 213.847.3636 | Planning4LA.org



On Wed, Feb 5, 2025 at 10:47 AM Casey, Ed <Ed.Casey@alston.com> wrote:

> Milenia and Jason--as I said in the voicemails I left each of you a few minutes ago, we were informed today by the Soft Story Retrofit Unit that they cannot complete processing our application for an extension of the deadline under the Soft Story Ordinance until Planning signs the form indicating its concurrence. So please attach your signature to the second attached document to this e-mail and we will forward the signed application to the Soft Story Retrofit Unit. Obviously the extension is justified because we cannot continue compliance with the Soft Story Ordinance until the City makes a determination on the findings for certification of the EIR. Please call me on my cell if you have any questions. Thank you.
>
> 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: Casey, Ed
Sent: Tuesday, February 4, 2025 1:47 PM
To: Milenia Zasadzien (milena.zasadzien@lacity.org) <milena.zasadzien@lacity.org>; Jason McCrea <jason.mccrea@lacity.org>
Cc: Hector Buitrago (hector.buitrago@lacity.org) <hector.buitrago@lacity.org>; 'veronica.lopez@lacity.org' <veronica.lopez@lacity.org>; 'faruk.sezer@lacity.org' <faruk.sezer@lacity.org>; Jeff.Khau@lacity.org; Hill, Kathleen <Kathleen.Hill@alston.com>
Subject: Re: Request for Time Extension for Phase 2 Compliance REF #1443-- 11973 San Vicente Blvd.

As the attorney for the applicant for the demolition permit for the building located at 11973 San Vicente Boulevard,. I am sending you this e-mail to provide you with an update concerning the applicant's request for an extension of time to comply with the City's Soft Story Ordinance. The first attached document is the letter that our office sent yesterday requesting the extension of time to comply with the Soft Story Ordinance since the City has not yet certified the EIR for the demolition permit and adopted the necessary findings for that certification. The second attached document is the completed form for the application for such an extension that our office submitted to the Soft Story Retrofit unit today. Please note that a representative from that Unit may be reaching out to Planning seeking concurrence for the requested extension of this deadline.

Please call me if you have any questions.

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

NOTICE: This e-mail message and all attachments may contain legally privileged and confidential information intended solely for the use of the addressee. If you are not the intended recipient, you are hereby notified that you may not read, copy, distribute or otherwise use this message or its attachments. If you have received this message in error, please notify the sender by email and delete all copies of the message immediately.

--

Image removed by sender.

Milena Zasadzien

Principal City Planner, Major Projects

Los Angeles City Planning
221 N. Figueroa Street, Suite 1350

Los Angeles, CA 90012

milena.zasadzien@lacity.org

T: 213.847.3636 | Planning4LA.org

Image

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LOS ANGELES CITY PLANNING

Nick Ayars (he/him)
Senior City Planner
Los Angeles City Planning
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
T: (213) 482-7071 | Planning4LA.org

E-NEWS

*Please note that on **January 27, 2025** the New Zoning Code will become operative in the Downtown area. Applications filed in this area on or after this date are required to use the revised forms available on the Department's Forms page.*

Attachments:

image001.jpg 823

---

nicholas.ayars@lacity.org Nicholas Ayars Wednesday, February 5, 2025 at 12:21:04 PM Pacific Standard Time

To: Minye.Pak@lacity.org Minye Pak
Cc: charmie.huynh@lacity.org Charmie Huynh, sarah.molina-pearson@lacity.org Sarah Molina-Pearson

Thanks Minye!

Hi Charmie - the applicant is stating that the Soft Story Retrofit Section is asking for Planning concurrence on a Mod to allow a second time extension. Neither Sarah or myself have ever seen a request like this. Since the Soft Story requirements are located in Chapter 8 (Building Code) Section 91.9305.2 of the LAMC, we're not sure City Planning concurrence should be required since LAMC Section 98.0403 grants LADBS sole authority to issue slight modifications from the Building Code provisions.

Thank you,

On Wed, Feb 5, 2025 at 11:35 AM Minye Pak <Minye.Pak@lacity.org> wrote:

> Hi Charmie,
>
> Nick reached out regarding a Planning concurrence request for a Soft Story Phase 2 Compliance time extension modification. I am connecting you both to discuss the details and get a better understanding of the request.
>
> Thank you,
>
> ---
>
> **Minye Pak, SE**
> **Chief of Development Services Case Management**
> 201 N Figueroa St, Los Angeles, CA 90012 | Ste 1030

213 482 6877 | dbs.lacity.gov | Apply for DSCM Services

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To: Minye Pak <Minye.Pak@lacity.org>

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Date: Wed, Feb 5, 2025 at 11:16 AM
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To: Casey, Ed <Ed.Casey@alston.com>, Milena Zasadzien <milena.zasadzien@lacity.org>, Nicholas Ayars <nicholas.ayars@lacity.org>
Cc: Jason McCrea <jason.mccrea@lacity.org>, faruk.sezer@lacity.org <faruk.sezer@lacity.org>, Kenneth Fong (kenneth.fong@lacity.org) <kenneth.fong@lacity.org>

Hi Ed and Milena –

LADBS will issue the invoice to pay the fee once they receive the signed document.

Best,

Kathleen

From: Casey, Ed <Ed.Casey@alston.com>
Sent: Wednesday, February 5, 2025 11:15 AM
To: Milena Zasadzien <milena.zasadzien@lacity.org>; Nicholas Ayars <nicholas.ayars@lacity.org>
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Subject: RE: FW: Re: Request for Time Extension for Phase 2 Compliance REF #1443-- 11973 San Vicente Blvd.

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Kathleen—have we paid the fee?

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

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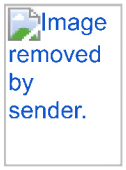

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Attachments:

image001.jpg 823

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charmie.huynh@lacity.org Charmie Huynh Wednesday, February 5, 2025 at 12:41:58 PM Pacific Standard Time

To: adrian.hernandez@lacity.org Adrian Hernandez, andrew.h.santiago@lacity.org Hans Santiago

Hi Andrew and Adrian,

Do you guys know about this ss extension request?

Thanks,

Charmie Huynh, P.E.
Assistant Deputy Superintendent of Building
Permit and Engineering Bureau | High Rise, Seismic Retrofit & LAX Projects Division
201 N. Figueroa St., Suite 880 Los Angeles, CA 90012
charmie.huynh@lacity.org | 213-482-6875 | dbs.lacity.gov
LADBS | CITY OF LOS ANGELES DEPARTMENT OF BUILDING & SAFETY

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To: Minye Pak <Minye.Pak@lacity.org>
Cc: Charmie Huynh <charmie.huynh@lacity.org>, Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

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Image

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image001.jpg 823

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charmie.huynh@lacity.org Charmie Huynh Wednesday, February 5, 2025 at 1:27:07 PM Pacific Standard Time

To: nicholas.ayars@lacity.org Nicholas Ayars
Cc: Minye.Pak@lacity.org Minye Pak, sarah.molina-pearson@lacity.org Sarah Molina-Pearson, andrew.h.santiago@lacity.org Hans Santiago

Hi Nick,

Agreed. We will let the applicant know that planning concurrence is not required on this mod.

Thanks,

Charmie Huynh, P.E.
Assistant Deputy Superintendent of Building
Permit and Engineering Bureau | High Rise, Seismic Retrofit & LAX Projects Division
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Cc: Hector Buitrago (hector.buitrago@lacity.org) <hector.buitrago@lacity.org>; 'veronica.lopez@lacity.org' <veronica.lopez@lacity.org>; 'faruk.sezer@lacity.org' <faruk.sezer@lacity.org>; Jeff.Khau@lacity.org; Hill, Kathleen <Kathleen.Hill@alston.com>
Subject: Re: Request for Time Extension for Phase 2 Compliance REF #1443-- 11973 San Vicente Blvd.

As the attorney for the applicant for the demolition permit for the building located at 11973 San Vicente Boulevard,. I am sending you this e-mail to provide you with an update concerning the applicant's request for an extension of time to comply with the City's Soft Story Ordinance. The first attached document is the letter that our office sent yesterday requesting the extension of time to comply with the Soft Story Ordinance since the City has not yet certified the EIR for the demolition permit and adopted the necessary findings for that certification. The second attached document is the completed form for the application for such an extension that our office submitted to the Soft Story Retrofit unit today. Please note that a representative from that Unit may be reaching out to Planning seeking concurrence for the requested extension of this deadline.

Please call me if you have any questions.

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

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Image removed by sender.

Milena Zasadzien

Principal City Planner, Major Projects

Los Angeles City Planning
221 N. Figueroa Street, Suite 1350

Los Angeles, CA 90012

milena.zasadzien@lacity.org

T: 213.847.3636 | Planning4LA.org

Image

--

LOS ANGELES CITY PLANNING

Nick Ayars (he/him)
Senior City Planner
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201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
T: (213) 482-7071 | Planning4LA.org

E-NEWS

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Attachments:

image001.jpg 823

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nicholas.ayars@lacity.org Nicholas Ayars Wednesday, February 5, 2025 at 1:43:20 PM Pacific Standard Time

To: charmie.huynh@lacity.org Charmie Huynh
Cc: Minye.Pak@lacity.org Minye Pak, sarah.molina-pearson@lacity.org Sarah Molina-Pearson, andrew.h.santiago@lacity.org Hans Santiago

Thanks Charmie!

On Wed, Feb 5, 2025 at 1:27 PM Charmie Huynh <charmie.huynh@lacity.org> wrote:

> Hi Nick,
>
> Agreed. We will let the applicant know that planning concurrence is not required on this mod.
>
> Thanks,
>
> **Charmie Huynh, P.E.**
> **Assistant Deputy Superintendent of Building**
> Permit and Engineering Bureau | High Rise, Seismic Retrofit & LAX Projects Division
> 201 N. Figueroa St., Suite 880 Los Angeles, CA 90012
> charmie.huynh@lacity.org | 213-482-6875 | dbs.lacity.gov
> LADBS | CITY OF LOS ANGELES DEPARTMENT OF BUILDING & SAFETY
>
> On Wed, Feb 5, 2025 at 12:21 PM Nicholas Ayars <nicholas.ayars@lacity.org> wrote:
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> > > **Minye Pak, SE**
> > > **Chief of Development Services Case Management**
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> > > 213 482 6877 | dbs.lacity.gov | Apply for DSCM Services
> > > LADBS CITY OF LOS ANGELES DEPARTMENT OF BUILDING & SAFETY
> > >
> > > ---
> > >
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> > > From: **Nicholas Ayars** <nicholas.ayars@lacity.org>
> > > Date: Wed, Feb 5, 2025 at 11:18 AM

Subject: Fwd: FW: Re: Request for Time Extension for Phase 2 Compliance REF #1443-- 11973 San Vicente Blvd.
To: Minye Pak <Minye.Pak@lacity.org>

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Date: Wed, Feb 5, 2025 at 11:16 AM
Subject: RE: FW: Re: Request for Time Extension for Phase 2 Compliance REF #1443-- 11973 San Vicente Blvd.
To: Casey, Ed <Ed.Casey@alston.com>, Milena Zasadzien <milena.zasadzien@lacity.org>, Nicholas Ayars <nicholas.ayars@lacity.org>
Cc: Jason McCrea <jason.mccrea@lacity.org>, faruk.sezer@lacity.org <faruk.sezer@lacity.org>, Kenneth Fong (kenneth.fong@lacity.org) <kenneth.fong@lacity.org>

Hi Ed and Milena –

LADBS will issue the invoice to pay the fee once they receive the signed document.

Best,

Kathleen

From: Casey, Ed <Ed.Casey@alston.com>
Sent: Wednesday, February 5, 2025 11:15 AM
To: Milena Zasadzien <milena.zasadzien@lacity.org>; Nicholas Ayars <nicholas.ayars@lacity.org>
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Kathleen Hill is the planner on my team.

Kathleen—have we paid the fee?

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EXTERNAL SENDER – Proceed with caution

Hi Ed, I'm forwarding your request to Nick Ayars, who heads our DCP Case Management unit, and who can assist you further in the form. I'll separately forward him the attachments and our concurrence. I believe there may be a LADBS fee that needs to be paid?

Thanks,

Milena

On Wed, Feb 5, 2025 at 11:06 AM Casey, Ed <Ed.Casey@alston.com> wrote:

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> Edward J. Casey, Partner
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> +818 203 0499 (cell)
> Ed.Casey@alston.com
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> **From:** Milena Zasadzien <milena.zasadzien@lacity.org>
> **Sent:** Wednesday, February 5, 2025 11:01 AM
> **To:** Casey, Ed <Ed.Casey@alston.com>
> **Cc:** Jason McCrea <jason.mccrea@lacity.org>; faruk.sezer@lacity.org; Kenneth Fong (kenneth.fong@lacity.org) <kenneth.fong@lacity.org>; Hill, Kathleen <Kathleen.Hill@alston.com>
> **Subject:** Re: FW: Re: Request for Time Extension for Phase 2 Compliance REF #1443-- 11973 San Vicente Blvd.
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>
> Thanks,

Milena

--

Image removed by sender.

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221 N. Figueroa Street, Suite 1350

Los Angeles, CA 90012

milena.zasadzien@lacity.org

T: 213.847.3636 | Planning4LA.org



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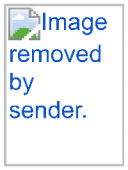

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Attachments:

image001.jpg 823

Fwd: FW: Re: Request for Time Extension for Phase 2 Compliance REF #1443-- 11973 San Vicente Blvd.

charmie.huynh@lacity.org Charmie Huynh Wednesday, February 5, 2025 at 12:41:58 PM Pacific Standard Time

To: adrian.hernandez@lacity.org Adrian Hernandez, andrew.h.santiago@lacity.org Hans Santiago

Hi Andrew and Adrian,

Do you guys know about this ss extension request?

Thanks,

Charmie Huynh, P.E.
Assistant Deputy Superintendent of Building
Permit and Engineering Bureau | High Rise, Seismic Retrofit & LAX Projects Division
201 N. Figueroa St., Suite 880 Los Angeles, CA 90012
charmie.huynh@lacity.org | 213-482-6875 | dbs.lacity.gov
LADBS | CITY OF LOS ANGELES DEPARTMENT OF BUILDING & SAFETY

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To: milena.zasadzien@lacity.org Milenia Zasadzien (milena.zasadzien@lacity.org), jason.mccrea@lacity.org Jason McCrea
Cc: hector.buitrago@lacity.org Hector Buitrago (hector.buitrago@lacity.org), veronica.lopez@lacity.org veronica.lopez@lacity.org, faruk.sezer@lacity.org faruk.sezer@lacity.org, Jeff.khau@lacity.org Jeff.Khau@lacity.org, Kathleen.Hill@alston.com Hill, Kathleen

As the attorney for the applicant for the demolition permit for the building located at 11973 San Vicente Boulevard,. I am sending you this e-mail to provide you with an update concerning the applicant's request for an extension of time to comply with the City's Soft Story Ordinance. The first attached document is the letter that our office sent yesterday requesting the extension of time to comply with the Soft Story Ordinance since the City has not yet certified the EIR for the demolition permit and adopted the necessary findings for that certification. The second attached document is the completed form for the application for such an extension that our office submitted to the Soft Story Retrofit unit today. Please note that a representative from that Unit may be reaching out to Planning seeking concurrence for the requested extension of this deadline.

Please call me if you have any questions.

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

NOTICE: This e-mail message and all attachments may contain legally privileged and confidential information intended solely for the use of the addressee. If you are not the intended recipient, you are hereby notified that you may not read, copy, distribute or otherwise use this message or its attachments. If you have received this message in error, please notify the sender by email and delete all copies of the message immediately.

Attachments:

Soft-Story Retrofit Time Extension Request February 2025(45522142.2).pdf 448k

11973 W San Vicente Blvd - application for extension to pull permit modification (soft story) - with planning concurrence approval.pdf 716k

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**

February 3, 2025

Los Angeles Department of Building Safety
Soft-Story Retrofit Unit
201 N. Figueroa Street, Suite 890
Los Angeles, CA90012
soft-storyretrofit@lacity.org

Re: 11973 San Vicente Boulevard Project – Time Extension for Soft Story Ordinance Permit No. 19019-10000-05593 and Reference No. 14433

Dear Soft-Story Retrofit Unit:

This law firm represents the owner ("Owner") of the property located at 11973 San Vicente Boulevard, Los Angeles, California ("Property").[1] The building located on the Property is the subject of an Order to Comply with Division 93, Article I, Chapter IX of the Los Angeles Municipal Code ("LAMC"), § 91.9300 (also referred to as the "Soft Story Ordinance") issued by the City of Los Angeles, Board of Building and Safety Commissioners with an effective date of March 1, 2018.

In November 2019, the Owner filed an application for a permit to demolish the building in order to comply with Phase 1 of the Soft Story Ordinance (which requires either demolition or retrofit of buildings that have a "soft story" in order to reduce structural deficiencies by the most economical and feasible method).[2] However, since the City of Los Angeles has designated the Building as a Historic Cultural Monument (No. 887) under City Code, the Department of City Planning ("DCP") decided to prepare in Environmental Impact Report ("EIR") before issuing a clearance for a demolition permit.

The original Order requires the building owner to obtain the necessary permits to either retrofit or demolish the building within 3.5 years (on or around August 30, 2021). On September 9, 2022, the compliance deadline was extended to December 8, 2022 due to COVID-19. On September 27, 2022, I informed the Soft Story Retrofit Unit that the Draft EIR was being prepared by DCP but had not yet been published. Accordingly, I requested an extension through December 8, 2023. However, the Department of Building and Safety

[1] Assessor Parcel No. 4404-025-008.

[2] Demolition of a building subject to the soft story ordinance is a permitted action pursuant to Section 91.9305.2(1)(c).

("LADBS") provided an extension by which to obtain a permit to retrofit or demolish the building until June 8, 2023. On July 20, 2023, LADBS issued "Notification of Extended Compliance Due Dates Due to the Covid-19 Tolling Order" and the compliance deadline for Phase 2 was extended to August 9, 2024

This Draft EIR (ENV-2019-6645-EIR) was published on February 16, 2023 and the Final EIR (or FEIR) for the demolition permit was released on September 11, 2023. On March 21, 2024, DCP provided correspondence to LADBS recommending that the Department certify the information and analysis presented in the EIR. LADBS must certify the Final EIR before it can act on the requested demolition permit. On May 9, 2024, LADBS issued a written request to the Cultural Heritage Commission ("CHC") for their recommendation as to the certification of the Final EIR and adoption of a Statement of Overriding Considerations ("SOC") pursuant to the California Environmental Quality Act ("CEQA").

On July 18, 2024, I submitted a request for an extension to comply with Phase 2 of the Soft Story Ordinance and LADBS approved an extension to February 9, 2025.The CHC held a hearing on September 5, 2024, to consider the recommendations to be made.

Now that the CHC hearing has been held, the demolition permit application is back before LADBS. Earlier today, a plan check engineer reviewed the revised demolition plan and updated the Clearance Summary Worksheet to show DCP clearance is needed to obtain the demolition permit (see Attachment A). We understand LADBS is working with DCP to evaluate findings necessary to final the EIR and adopt a SOC.

Despite the fact that the Owner took timely steps to comply with the Soft Story Ordinance, due to the other requirements imposed by the City, the Owner cannot yet legally obtain a demolition permit as required by the Soft Story Ordinance. The Owner is now in an impossible situation where it cannot possibly comply with the competing requirements set forth by different City agencies. It must obtain a permit for demolition to comply with the Soft Story Ordinance, but it cannot do so until the City completes the process required by CEQA. The impossibility defense is well recognized where a government order makes it unlawful for a party to perform its obligations. (Cal. Civ. Code § 3531. See also, *National Shooting Sports Foundation, Inc. v. State of California* (2018) 5 Cal.5th 428, 430.)

Accordingly, the Owner must be granted an extension to comply with the Soft Story Ordinance until a reasonable time after the City's environmental and cultural review processes have concluded. An additional six months to August 9, 2025, is needed to complete all necessary review processes before the Owner is eligible to obtain the necessary demolition permit.

Sincerely,

Edward J. Casey

EJC:kah

cc: Milena Zasadzien, Principal City Planner
milena.zasadzien@lacity.org

Veronica Lopez, LADBS Board of Building and Safety Board Secretary
Veronica.lopez@lacity.org

Hector Buitrago, LADBS Special Projects Manager
Hector.buitrago@lacity.org

Faruk Sezer, LADBS Assistant Director, Government & Community Relations Division
Faruk.sezer@lacity.org

Jeff Khau, Planning Deputy, Office of Councilwoman Traci Park, District 11
Jeff.khau@lacity.org

ATTACHMENT A

11973 W San Vicente Blvd

Application #: **19019 - 10000 - 05593**
Plan Check #: B19LA23745 Printed: 02/03/25 01:17 PM
Event Code:

Bldg-Demolition **GREEN** - Commercial
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE

Last Status: Corrections Issued
Status Date: 11/06/2019

1. TRACT	BLOCK	LOT(S)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WESTGATE ACRES		51	1	M B 7-90/91	129B145 87	4404 - 025 - 008

3. PARCEL INFORMATION

LADBS Branch Office - WLA
Council District - 11
Census Tract - 2640.00
District Map - 129B145
Energy Zone - 6
Fire District - 2
Flood Haz. Zone - Outside Flood Zone
Hillside Grading Area - YES
Lot Cut Date - PRIOR-07/29/1962
Thomas Brothers Map Grid - 631-G4
Area Planning Commission - West Los Angeles
Community Plan Area - Brentwood - Pacific Palisades
Near Source Zone Distance - 0

ZONES(S): C4-1VL

4. DOCUMENTS

ZI - ZI-1096 San Vicente Scenic Corrido	ZA - ZA-2010-160-CUB	ORD - ORD-146541	ORD - ORD-161766
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ZA - ZA-2010-159-CUB	ORD - ORD-129279	ORD - ORD-157559-SA14A	ORD - ORD-171492

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
11973 SAN VICENTE LLC 0 PO BOX 55007 LOS ANGELES CA 90055

Tenant:

Applicant: (Relationship: Other)
GINA ANGIOLILLO - (213) 576-2606

7. EXISTING USE **PROPOSED USE**

8. DESCRIPTION OF WORK
DEMOLISH AN EXISTING TWO STORY 13,300 SF OFFICE BUILDING.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Rahel Beyene DAS PC By:
OK for Cashier: Coord. OK:
Signature: _____ Date: _____

For inspection requests, call toll-free **(888) LA4BUILD** (524-2845), or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 91905593**

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $38,400 PC Valuation:

FINAL TOTAL Bldg-Demolition	516.60
Permit Fee Subtotal Bldg-Demolit	404.00
Plan Check Subtotal Bldg-Demolit	0.00
E.Q. Instrumentation	10.75
D.S.C. Surcharge	12.44
Sys. Surcharge	24.89
Planning Surcharge	24.24
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharg	28.28
CA Bldg Std Commission Surchar	2.00
Permit Issuing Fee	0.00

Sewer Cap ID: Total Bond(s) Due: $0.00

Project:

Payment Date:
Receipt No:
Amount:
Method:

12. ATTACHMENTS

CEQA Bldg Demolition Notice
Plot Plan

0B0011901910000055 93FN

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") **19019 - 10000 - 05593**

(P) B Occ. Group: -13300 Sqft / 0 Sqft

14. APPLICATION COMMENTS:

PDPP Project's Total Valuation $ 0.00

[1] sweer cap requiered. **Modification 12880 allow plan check extention till 10/25/2024 ***CEQA review for Historic Resources&CEQA review as part of a larger project per Public Resource Code Section 21065" clearances are removed since DBS is reviewing the CEQA document and issuing the EIR As wells as Apation of overriding consideration(F.SEzer 10.30.2024)

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #

11973 W San Vicente Blvd Permit Application #: **19019 - 10000 - 05593**

Bldg-Demolition	City of Los Angeles - Department of Building and Safety	Plan Check #: B19LA23745
Commercial	**19019 - 10000 - 05593**	Plans Filed in: METRO
Plan Check at Counter	**CLEARANCE SUMMARY WORKSHEET**	Printed On: 02/03/25 13:17:48

IMPORTANT: This summary documents the clearance(s) required prior to permit issuance. Most clearance(s) are granted electronically, however this form will also be completed so that in the event of a computer outage, there is evidence of the clearance action(s). Keep this form with all other documents necessary to obtain the permit.

INSTRUCTIONS

APPLICANT/REPRESENTATIVE: You are advised to initiate the approval process for the following permit application clearance(s) marked as "Not Cleared" as soon as possible, in order to allow adequate time to obtain the approvals. Certain departments (such as the Department of City Planning) may require additional plan review and approval process, which may include mandatory appeal periods. The address and phone number of the specific agency corresponding to the **"Address Code:"** shown for each clearance is indicated at the end of this form and it is recommended that you call before appearing in person. Remember to bring a copy of the permit application to the clearance agency for their reference. A "Cleared" condition requires no further action on your part.

CLEARANCE AGENCIES: For city agencies, perform electronic clearance action(s) using PCIS **and** complete this form. For non-city agencies or PCIS outages, complete this form.

Description of Work: DEMOLISH AN EXISTING TWO STORY 13,300 SF OFFICE BUILDING.

Building & Safety Contact
Plan Check Office: METRO
PC Engineer: Rahel Beyene

Status	Clearance Description and New Status
Not Cleared	**Agency: City Planning Department** **Description:** Addition/Alteration/Demolition of City Historical Cultural Monument **Address Code: 2** Electronic Clearance☐ By : RBEYENE Date:_____ Phone:_____ ☐Outage - Print Name/Initial:_____ Comments:
Not Cleared	**Agency: City Planning Department** **Description:** Miscellaneous Approval for:DIR-2009-1066-DRB-SPP **Address Code: 2** Electronic Clearance☐ By : RBEYENE Date:_____ Phone:_____ ☐Outage - Print Name/Initial:_____ Comments:
Not Cleared	**Agency: City Planning Department** **Description:** Approval for Specific Plan:San Vicente Scenic Corridor Specific Plan **Address Code: 2** Electronic Clearance☐ By : SKHUM Date:_____ Phone:_____ ☐Outage - Print Name/Initial:_____ Comments:

Not Cleared	**Agency: City Planning Department** **Address Code: 2** Electronic Clearance ☐ By : RBEYENE Comments:	**Description:** Zoning Administrator Case #:ZA-2010-159-CUB Date:_____ Phone:_____ ☐Outage - Print Name/Initial:_____
Not Cleared	**Agency: City Planning Department** **Address Code: 2** Electronic Clearance ☐ By : RBEYENE Comments:	**Description:** Zoning Administrator Case #:ZA-2010-160-CUB Date:_____ Phone:_____ ☐Outage - Print Name/Initial:_____
Not Cleared	**Agency: City Planning Department** **Address Code: 2** Electronic Clearance ☐ By : RBEYENE Comments:	**Description:** Zoning Administrator Case #:ZA-2010-158-CUB Date:_____ Phone:_____ ☐Outage - Print Name/Initial:_____
Cleared	**Agency: Department of Building and Safety** **Address Code: 4** Electronic Clearance ☒ By : DYIP Comments: DPI #19019-10000-04750	**Description:** DPI Written Notice(s) required / Structure more than 45 years old Date: 02/03/25 Phone:_____
Cleared	**Agency: Department of Building and Safety** **Address Code: 4** Electronic Clearance ☒ By : DYIP Comments: DPI #19019-10000-04750	**Description:** Demo Pre-Inspection is required Date: 02/03/25 Phone:_____

End of Clearance(s) for 19019 - 10000 - 05593. Refer to "ADDRESS CODES" sheet for clearance agency address/phone information.

REQUEST FOR MODIFICATION OF BUILDING ORDINANCES

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

LA DBS — DEPARTMENT OF BUILDING AND SAFETY

PERMIT APP. #:	**DATE:** 02/04/25	**For City Dept. Use Only** Building Zoning Grading Shoring Mech. Elec. Plumb. Green D.A. Misc.
JOB ADDRESS: 11973 W. San Vicente Blvd.		
Tract: Westgate Acres	**Block:** None **Lot:** 51 and portion of 52	
Owner: 11973 San Vicente LLC - c/o William Borthwick	**Petitioner:** Edward Casey - Alston & Bird LLP	
Address: 300 S. Grand Avenue, 37th Floor	**Address:** 350 S. Grand Avenue, 51st Floor	
City Los Angeles, CA 90071 **State** **Zip** **Phone**	**City** Los Angeles, CA 90071 **State** **Zip** (213) 576-1005 **Phone**	

REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY) — **CODE SECTIONS:** LAMC 9305.2.2

To allow an extension of time until 08/09/2025 in which to comply with LAMC Section 91.9305.2.2 (Obtain permits for rehabilitation or demolition) for the Mandatory Soft-Story Retrofit Ordinance (Ordinance 183893 and 184081).

Order to Comply REF # 14433

Order to Comply Original Compliance Date: 8/30/21(ORIG); 8/9/24 (COVID EXTENSION); 02/09/24 (1sT MODIFICATION EXTENSION)

JUSTIFICATION (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)

Demolition permit cannot be issued until City's environmental review process has concluded. She attached justification letter dated February 3, 2025.

Edward J. Casey — **Owner/Petitioner Name (Print)**

(Signature)

Petitioner — **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):

1. Compliance date for completing construction work per LAMC 91.9305.2.3 remains the same as noted on Order to Comply REF # 14433
2. This is a one time approval only.

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) =	1	X $104.00	= 104.00
Subtotal			= 234.00
Development Services Center Surcharge		X 3%	= 7.02
Systems Development Surcharge		X 6%	= 14.04
Total Fees			= 255.06

Fees verified by:

Print and Sign _____

For Cashiers Use Only

(PROCESS ONLY WHEN FEES ARE VERIFIED)

Permit App #:	Job Address:

CONDITIONS OF APPROVAL (Continued from Page 1)
1) Obtain THP and pull permit prior to expiration of extension otherwise fines will be imposed.

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 foregoing 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)	X	$354.00	= _____
Inspection Fee ..... (No of Insp.) =	X	$84.00	= _____
Research Fee ... (Total Hours Worked) =	X	$104.00	= _____
Subtotal			= _____
Development Services Center Surcharge	X	3%	= _____
Systems Development Surcharge	X	6%	= _____
Total Fees			= _____

Fees verified by:

Print and Sign _____

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

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**

February 3, 2025

Los Angeles Department of Building Safety
Soft-Story Retrofit Unit
201 N. Figueroa Street, Suite 890
Los Angeles, CA90012
soft-storyretrofit@lacity.org

Re: 11973 San Vicente Boulevard Project – Time Extension for Soft Story Ordinance Permit No. 19019-10000-05593 and Reference No. 14433

Dear Soft-Story Retrofit Unit:

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Sincerely,

Edward J. Casey

EJC:kah

cc: Milena Zasadzien, Principal City Planner
milena.zasadzien@lacity.org

Veronica Lopez, LADBS Board of Building and Safety Board Secretary
Veronica.lopez@lacity.org

Hector Buitrago, LADBS Special Projects Manager
Hector.buitrago@lacity.org

Faruk Sezer, LADBS Assistant Director, Government & Community Relations Division
Faruk.sezer@lacity.org

Jeff Khau, Planning Deputy, Office of Councilwoman Traci Park, District 11
Jeff.khau@lacity.org

ATTACHMENT A

11973 W San Vicente Blvd

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Bldg-Demolition **GREEN** - Commercial
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Plan Check

City of Los Angeles - Department of Building and Safety

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Lot Cut Date - PRIOR-07/29/1962
Thomas Brothers Map Grid - 631-G4
Area Planning Commission - West Los Angeles
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Near Source Zone Distance - 0

ZONES(S): C4-1VL

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5. CHECKLIST ITEMS

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Owner(s):
11973 SAN VICENTE LLC 0 PO BOX 55007 LOS ANGELES CA 90055

Tenant:

Applicant: (Relationship: Other)
GINA ANGIOLILLO - (213) 576-2606

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8. DESCRIPTION OF WORK
DEMOLISH AN EXISTING TWO STORY 13,300 SF OFFICE BUILDING.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Rahel Beyene DAS PC By:
OK for Cashier: Coord. OK:
Signature: _____ Date: _____

For inspection requests, call toll-free **(888) LA4BUILD** (524-2845), or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 91905593**

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $38,400 PC Valuation:

FINAL TOTAL Bldg-Demolition	516.60
Permit Fee Subtotal Bldg-Demolit	404.00
Plan Check Subtotal Bldg-Demolit	0.00
E.Q. Instrumentation	10.75
D.S.C. Surcharge	12.44
Sys. Surcharge	24.89
Planning Surcharge	24.24
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharg	28.28
CA Bldg Std Commission Surchar	2.00
Permit Issuing Fee	0.00

Sewer Cap ID: Total Bond(s) Due: $0.00

Project:

Payment Date:
Receipt No:
Amount:
Method:

12. ATTACHMENTS

CEQA Bldg Demolition Notice
Plot Plan

0B0011901910000055 93FN

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") **19019 - 10000 - 05593**

(P) B Occ. Group: -13300 Sqft / 0 Sqft

14. APPLICATION COMMENTS:

PDPP Project's Total Valuation $ 0.00

[1] sweer cap requiered. **Modification 12880 allow plan check extention till 10/25/2024 ***CEQA review for Historic Resources&CEQA review as part of a larger project per Public Resource Code Section 21065" clearances are removed since DBS is reviewing the CEQA document and issuing the EIR As wells as Apation of overriding consideration(F.SEzer 10.30.2024)

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #

11973 W San Vicente Blvd Permit Application #: **19019 - 10000 - 05593**

Bldg-Demolition	City of Los Angeles - Department of Building and Safety	Plan Check #: B19LA23745
Commercial	**19019 - 10000 - 05593**	Plans Filed in: METRO
Plan Check at Counter	**CLEARANCE SUMMARY WORKSHEET**	Printed On: 02/03/25 13:17:48

IMPORTANT: This summary documents the clearance(s) required prior to permit issuance. Most clearance(s) are granted electronically, however this form will also be completed so that in the event of a computer outage, there is evidence of the clearance action(s). Keep this form with all other documents necessary to obtain the permit.

INSTRUCTIONS

APPLICANT/REPRESENTATIVE: You are advised to initiate the approval process for the following permit application clearance(s) marked as "Not Cleared" as soon as possible, in order to allow adequate time to obtain the approvals. Certain departments (such as the Department of City Planning) may require additional plan review and approval process, which may include mandatory appeal periods. The address and phone number of the specific agency corresponding to the **"Address Code:"** shown for each clearance is indicated at the end of this form and it is recommended that you call before appearing in person. Remember to bring a copy of the permit application to the clearance agency for their reference. A "Cleared" condition requires no further action on your part.

CLEARANCE AGENCIES: For city agencies, perform electronic clearance action(s) using PCIS **and** complete this form. For non-city agencies or PCIS outages, complete this form.

Description of Work: DEMOLISH AN EXISTING TWO STORY 13,300 SF OFFICE BUILDING.

Building & Safety Contact
Plan Check Office: METRO
PC Engineer: Rahel Beyene

Status	Clearance Description and New Status
Not Cleared	**Agency: City Planning Department** **Description:** Addition/Alteration/Demolition of City Historical Cultural Monument **Address Code: 2** Electronic Clearance☐ By : RBEYENE Date:_____ Phone:_____ ☐Outage - Print Name/Initial:_____ Comments:
Not Cleared	**Agency: City Planning Department** **Description:** Miscellaneous Approval for:DIR-2009-1066-DRB-SPP **Address Code: 2** Electronic Clearance☐ By : RBEYENE Date:_____ Phone:_____ ☐Outage - Print Name/Initial:_____ Comments:
Not Cleared	**Agency: City Planning Department** **Description:** Approval for Specific Plan:San Vicente Scenic Corridor Specific Plan **Address Code: 2** Electronic Clearance☐ By : SKHUM Date:_____ Phone:_____ ☐Outage - Print Name/Initial:_____ Comments:

Not Cleared	**Agency: City Planning Department** **Address Code: 2** Electronic Clearance☐ By : RBEYENE Comments:	**Description:** Zoning Administrator Case #:ZA-2010-159-CUB Date:_____ Phone:_____ ☐Outage - Print Name/Initial:_____
Not Cleared	**Agency: City Planning Department** **Address Code: 2** Electronic Clearance☐ By : RBEYENE Comments:	**Description:** Zoning Administrator Case #:ZA-2010-160-CUB Date:_____ Phone:_____ ☐Outage - Print Name/Initial:_____
Not Cleared	**Agency: City Planning Department** **Address Code: 2** Electronic Clearance☐ By : RBEYENE Comments:	**Description:** Zoning Administrator Case #:ZA-2010-158-CUB Date:_____ Phone:_____ ☐Outage - Print Name/Initial:_____
Cleared	**Agency: Department of Building and Safety** **Address Code: 4** Electronic Clearance☒ By : DYIP Comments: DPI #19019-10000-04750	**Description:** DPI Written Notice(s) required / Structure more than 45 years old Date: 02/03/25 Phone:_____
Cleared	**Agency: Department of Building and Safety** **Address Code: 4** Electronic Clearance☒ By : DYIP Comments: DPI #19019-10000-04750	**Description:** Demo Pre-Inspection is required Date: 02/03/25 Phone:_____

End of Clearance(s) for 19019 - 10000 - 05593. Refer to "ADDRESS CODES" sheet for clearance agency address/phone information.

FW: FW: Plan Check No. BL19-LA23745 Building Permit No. 19019-10000-05593

Kathleen.Hill@alston.com Hill, Kathleen Thursday, January 9, 2025 at 4:32:46 PM Pacific Standard Time
To: lawrence.quirante@lacity.org lawrence.quirante@lacity.org, luke.gonzales@lacity.org luke.gonzales@lacity.org

Hi Mr. Quirante and Mr. Gonzalez –

Michael Perez suggested that I contact you regarding my question regarding the above referenced plan check application/building permit as Rachael Beyene is no longer assigned to the case. As noted in my email to Ms. Beyene, my team is in the process of revising the above referenced demo plan and addressing the attached corrections/comments from the initial plan check. Note, the project is for demolition only and a new building is not proposed for construction. I have a question regarding the drainage plan (see attached plan check correction Part 1, C.4.e, Drainage pattern after completion of demolition work). I talked with a counter engineer and he directed me to the information bulletin related to storm water infiltration however the requirement does not seem applicable for a demo only project. When you have a moment, please let me know what type of plan or notes are needed to address this correction.

Thanks,

Kathleen

From: Michael Perez <michael.x.perez@lacity.org>
Sent: Wednesday, January 8, 2025 10:39 AM
To: Hill, Kathleen <Kathleen.Hill@alston.com>
Subject: Re: FW: Plan Check No. BL19-LA23745 Building Permit No. 19019-10000-05593

EXTERNAL SENDER – Proceed with caution

Hi Kathleen,

Sorry but Rachel has since moved from the counter operations. For counter plan checks please reach out to the counter supervisors for more information.

lawrence.quirante@lacity.org

luke.gonzales@lacity.org

Best,

On Tue, Jan 7, 2025 at 10:20 AM Hill, Kathleen <Kathleen.Hill@alston.com> wrote:

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I received an out of office message for Rachel Beyene and I hope you can help me in her absence. As noted in my email below, my team is in the process of revising the above referenced demo plan and addressing the attached corrections/comments from the initial plan check. Note, the project is for demolition only and a new building is not proposed for construction. I have a question regarding the drainage plan (see attached plan check correction Part 1, C.4.e, Drainage pattern after completion of demolition work). I talked with a counter engineer and he directed me to the information bulletin related to storm water infiltration however the requirement does not seem applicable for a demo only project. When you have a moment, please let me know what type of plan or notes are needed to address this correction or direct me to the assigned engineer for a response.

Best,

Kathleen

From: Hill, Kathleen
Sent: Monday, January 6, 2025 4:30 PM
To: Rachel Beyene <rachel.beyene@lacity.org>
Subject: Plan Check No. BL19-LA23745 Building Permit No. 19019-10000-05593

Hi Rachel –

I hope you had a nice holiday season. We are in the process of revising the demo plan and addressing the attached corrections/comments from the initial plan check for the above referenced project. Note, the project is for demolition only and a new building is not proposed for construction. Not sure if you are still the plan check engineer assigned to the referenced matter but I have a question regarding the drainage plan (see attached plan check correction Part 1, C.4.e, Drainage pattern after completion of demolition work). I talked with a counter engineer and he directed me to the information bulletin related to storm water infiltration however the requirement does not seem applicable for a demo only project. When you have a moment, please let me know what type of plan or notes are needed to address this correction or direct me to the assigned engineer for a response.

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Kathleen A. Hill
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ALSTON & BIRD
350 South Grand Avenue

51st Floor
Los Angeles, CA 90071
+1 213 576 1056 (O)

+1 213 709 1994 (M)
Kathleen.Hill@alston.com

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--

Michael Perez

Building Civil Engineer II

201 N. Figueroa St., #880 | Los Angeles, CA 90012

213-482-0432

****PLEASE NOTE****

We strive to answer all emails within 48 hours.

Attachments:

Demo Permit Plan Check Corrections and Clearance Worksheets Complete.pdf 1.5M

D001-Demo Site Plan FINAL.pdf 806k

---

lawrence.quirante@lacity.org Lawrence Quirante

Thursday, January 9, 2025 at 4:41:26 PM Pacific Standard Time

To: Kathleen.Hill@alston.com Hill, Kathleen
Cc: luke.gonzales@lacity.org luke.gonzales@lacity.org

Hello Kathleen,

Per our phone discussion, that correction won't apply if demo. doesn't require grading change or changes to topography of lot after demolition.

Regards,

PLEASE NOTE

Due to recent events regarding COVID-19, our work schdules and work procedures have been modified. In person appointments are no longer being conducted. The new process for verification is done by making an online appointment to come in to Metro Office.

The following is a list of items to be submitted at the time of appointment

1. Original checked plans and calculations
2. Revised plans and calculations (include 2 or 3 sets, if applicable)

3. Correction sheets

4. Response letter clearly indicating where corrections have been made

5. Soil report and Department approval letter, if applicable

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Lawrence Quirante, PE, MSCE, BSCE
Structural Engineering Assoc. III
Permit and Engineering Bureau
201 N. Figueroa Street, Suite 400
Los Angeles, CA 90012
213-482-0454

On Thu, Jan 9, 2025 at 4:33 PM Hill, Kathleen <Kathleen.Hill@alston.com> wrote:

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luke.gonzales@lacity.org

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Michael Perez

Building Civil Engineer II

201 N. Figueroa St., #880 | Los Angeles, CA 90012

213-482-0432

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Kathleen.Hill@alston.com Hill, Kathleen Thursday, January 9, 2025 at 5:14:40 PM Pacific Standard Time
To: lawrence.quirante@lacity.org Lawrence Quirante
Cc: luke.gonzales@lacity.org luke.gonzales@lacity.org

Hi Lawrence –

Thanks so much for your quick response to my question.

Best,

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Michael Perez

Building Civil Engineer II

201 N. Figueroa St., #880 | Los Angeles, CA 90012

213-482-0432

******PLEASE NOTE******

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Demolition Counter Plan Correction Sheet

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY

Plan Check Date: 11/06/2019 Plan Check/PCIS App. #: B19LA23745 / 19019-10000-05593

Job Address: 11973 W. San Vicente Blvd

Reviewed by: Rachel. B Phone #: _____

Email: _____

INSTRUCTIONS FOR PROCEEDING WITH THE PLAN CHECK (PC) PROCESS:

1. Review corrections circled on this plan check correction sheet and marked on the plans and calculation sheets.
2. Bring the originally checked set of plans and calculations along with this plan correction sheet and the newly revised plans and calculations back to the counter so that a plan check engineer may review the corrections and comments.
3. Once all the items have been corrected to comply with the code requirements and clearances are obtained, the permit will be ready to be issued.

IMPORTANT ITEMS TO READ:

1. Your early attention is suggested to the approval process from other Departments as listed in the Clearance Summary Worksheet due to possible delays resulting from a public hearing or other processes required by other Departments.
2. The plan check will expire 18 months from the plan submittal date.
3. The approval of plans does not permit the violation of any section of the Building Code, other ordinance, or State law.
4. Numbers in parenthesis refer to Code sections of the 2014 edition of the Los Angeles Codes.

****

PART I: GENERAL REQUIREMENTS

A. PCIS APPLICATION

1. Provide a fully dimensioned plot plan to scale, in ink on the PCIS application's plot plan sheet. Show lot size, easements, alley, parking spaces, location, use and size of all buildings and any remaining parking spaces. 91.0106.3.2

2. Demolition permits must be obtained by a licensed wrecking contractor (Class C-21), or by a licensed general contractor (Class B-1) who is also the contractor for a new building to be erected on the same site. A Class-A licensed contractor may demolish structures that require special engineering knowledge and skill.

3. The property owner may obtain a demolition permit for one or two-story wood frame buildings where the maximum span does not exceed 25 feet.

4. The permit application must be signed by the property owner or licensed contractor or authorized agent at the time the permit is to be issued:
   a. For owner-builder permits: Owner's signature can be verified with owner's driver license. Additional documentation required for properties owned by partnership, joint venture, corporation, LLC, etc. Owner's representatives must present owner's approval with a notarized letter from the owner. Owner Builder Declaration form must be completed and signed by the property owner.
   b. For contractor building permits: Prior to the issuance of a building permit, the contractor shall have the following:
      i) Certificate of Workers Compensation Insurance made out to the Contractors State License Board.
      ii) Notarized letter of authorization for agents.
      iii) Copy of Contractors State License or pocket ID.
      iv) Copy of City of Los Angeles business tax registration certificate or a newly paid receipt for one.

5. Provide a complete and correct legal description (Tract, Lot, Block, and a copy of the Grant Deed). Provide complete information for applicant, owner, engineer, architect, and contractor.

6. Obtain separate application for the following items:
   a) Grading work
   b) A separate structure
   c) Shoring

7. Project valuation is revised to $_____

B. CLEARANCES

1. Obtain all clearances as noted on the attached Clearance Summary Worksheet. Prompt attention is suggested as it can take months for some departments to review the project. Comply with conditions given under approval prior to the permit issuance.

2. Obtain Los Angeles Fire Department permit for removal of the concrete slurry filling of any underground tanks used for storage of flammable liquids.

3. Obtain a sewer capping plumbing permit.

4. The demolition of rental units (duplex, apartments, or 3 or more units on a lot or guest rooms rented for over 60 consecutive days) subject to Rent Stabilization requires that the applicant file a declaration and obtain clearance from the Los Angeles Housing Department.

5. This site/building is a Historical-Cultural Monument. An environmental assessment and California Environmental Quality Act (CEQA) review will be required to determine the environmental effects of the proposed demolition. See the Clearance Summary Worksheet for contact address/phone. 91.106.4.5

6. Demolition of buildings containing 3 or more dwelling units located in the Coastal area (CZCA), requires City Planning clearance for the *Mello Bill.* Unless the project is found exempt by City Planning, clearance from the Los Angeles Housing Department is also required. Aside from the *Mello Bill*, a separate signoff for CZCA is required. See the Clearance Summary Sheet for contact address/phone.

7. Obtain approval from Public Works for removal of lateral support of public way due to proposed demolition work.

C. ADMINISTRATION

1. One set of plans will be required for permit issuance. Plans must be: (106.3.2.2., 106.3.3., R106.3.1):
   a. Quality blue or black line drawings with uniform and light background color.
   b. Max. 36" x 48" size with minimum 1/8" lettering size.
   c. Sticky back details must produce prints without contrasting shades of background color.

2. Each sheet of the plans and calculations shall bear the signature, registration numbers and expiration date of an architect or engineer registered in the State of California.

3. The address of the building and the name/address of the owner are required on all plans. The name and the address of the consultants are required on their plans.

4. Provide with each set of plans:
   a. Construction section of _____
   b. Grading details for _____
   c. Provide method and sequence of building demolition.
   d. Complete safety precautions that are to be taken.
   e. Site drainage pattern after completion of demolition work.

5. Provide detailed plans and procedures showing that the demolition work will be conducted without creating a hazardous condition for the demolition of:
   a. Walls more than 20 feet in height between stories.
   b. A basement within ___ feet of another building.
   c. Footings adjacent to or extending below the footings of another building.
   d. A pre-stressed or post-tensioned structure.
   e. A building with five or more stories.
   f. Remaining portion when the entire structure is not to be demolished.

6. Comply with all noted corrections on the Demolition Pre-Inspection form.

PART II: BUILDING CODE REQUIREMENTS

A. GENERAL

1. Provide a protection fence (and canopy) along _____. Obtain a Street Use Permit from the Department of Public Works, Bureau of Street Services.

2. A _____ foot distance is required from building to street, alley, or property line for _____ wrecking.

3. Provide the Method of Demolition on the plans (See IB P/BC 2011-039).
   a. *Handwrecking* - use of small wheel mounted pneumatic tools will be permitted if first approved by building inspector.
   b. *Dozer or Loader Wrecking* - 1 or 2 stories, maximum 24 feet high building with yards greater than the height of building.

c. *Clam Shell Wrecking* - requires yards greater than ½ times the height of the building, maximum 2 times maximum story height.
d. *Cable Wrecking* - requires yards greater than 1-1/2 - times the height of the building.
e. *Ballwrecking* - requires yards greater than 1-1/2 times the height of the building, but not greater than 50 feet.

4. Provide the following notes on the plans:
   a. All debris shall be wet at time of handling to prevent dust.
   b. No structural member in any story shall be demolished until the story above is completely removed.
   c. There will be no free fall dumping over exterior wall for a height of more than 25 feet.
   d. Call for inspection at least 24 hours before starting work.
   e. Approval of protection fences and canopies is required prior to demolition.
   f. All basement fills shall be clean and uniform.
   g. Storage of materials on floors shall not exceed _____PSF live load.

5. An 8-foot high chain link fence must be provided to prevent unauthorized entry to the vacant lot after demolition.

6. 30-Day written notification to adjacent property owner(s) is required due to the proposed demolition work per IB P/BC 2011-060.

7. A copy of the Storm Water Pollution Control (Form GRN 1) shall be attached to the plans.

B. ADDITIONAL CORRECTIONS

1. obtain all clearances
2. Provide Plot Plan attachment

Demolition Notes (Rev 2018)

3. Method of Demolition (See IB P/BC 2014-39)
a) *Handwrecking* - Use of small wheel mounted pneumatic tools will be permitted if first approved by building inspector.

4. Comply with the following notes:
a) All debris shall be wet at time of handling to prevent dust.
b) No structural member in any story shall be demolished until the story above is completely removed.
c) There will be no free fall dumping over exterior wall for a height of more than 25ft.
d) Call for inspection at least 24 hours before starting work.
e) Approval of protection fences and canopies is required prior to demo.
f) All basement fills shall be clean and uniform.
g) Storage of materials on floors shall not exceed _____PSF live load.

5. An 8' high chain link fence must be provided to prevent unauthorized entry to the vacant lot after demolition.

Storm Water Pollution Control

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction –related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

Fwd: Additional Barry Building demolition documents - 11973 San Vicente Blvd

sean.silva@lacity.org Sean Silva Friday, November 15, 2024 at 12:51:00 PM Pacific Standard Time
To: Devin.Myrick@lacity.org Devin Myrick
Cc: Jeff.khau@lacity.org Jeff Khau

FYI

Thanks,
Sean

TRACI PARK COUNCILWOMAN LOS ANGELES CITY COUNCIL 11TH DISTRICT

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park * 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |

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---------- Forwarded message ---------
From: **Mike Ai** <mike@afriat.com>
Date: Fri, Nov 15, 2024 at 10:15 AM
Subject: Additional Barry Building demolition documents - 11973 San Vicente Blvd
To: Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>
Cc: Aaron Green <aaron@afriat.com>

Hi Jeff and Sean,

I hope you are doing well. I wanted to forward along documents related to the Barry Building. The attached documents were sent to Jason McCrea (Planning) that on behalf of the applicant for the demolition permit for the building located at 11973 San Vicente Blvd. The documents include:

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.)

Let me know if you have any questions,

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




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From: Casey, Ed
Sent: Thursday, November 14, 2024 6:12 PM
To: Jason McCrea <jason.mccrea@lacity.org>
Cc: Milenia Zasadzien (milena.zasadzien@lacity.org) <milena.zasadzien@lacity.org>; Mindy Nguyen (mindy.nguyen@lacity.org) <mindy.nguyen@lacity.org>; Angiolillo, Gina <Gina.Angiolillo@alston.com>
Subject: 11973 San Vicente Blvd

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

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Attachments:

image001.png 882

image002.png 859

Hill Opinion of Cost Letter 110624 LR R1.pdf 125k

BARRY BUILDING RETROFIT SCOPE COSTS 10_3_24_OSWELL R3.xlsx 969k

Email 11.14.24 rev.pdf 538k

CB24US054736-2_11973 San Vicente, Los Angeles.pdf 5.2M

Photographs of May 2024 Break In.pdf 980k

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
	BARRY BUILDING STRUCTURAL COSTS		
	Base Bid - Structural Mods & Markups	**15,434**	**SQFT**
	Barry Building Mods	**15,434**	**SQFT**
	A1 STRUCTURAL	**15,434**	**SQFT**
	A111 STRUCTURAL	**15,434**	**SQFT**
	A111 DEMO ROOF	15,434	SQFT
	A111 NEW 3/4" PLYWOOD ROOF SHEATHING	15,434	SQFT
	A111 NEW ROOF	15,434	SQFT
	A111 2ND STORY FLOOR	**15,434**	**SQFT**
	A111 DEMO FLOOR DECKING FLOOR COVERINGS	15,434	SQFT
	A111 NEW 3/4" PLYWOOD FLOOR SHEATHING	15,434	SQFT
	A111 NEW 2-STORY STEEL MOMENT FRAME	**15,434**	**SQFT**
	A111 FOUNDATIONS	15,434	SQFT
	A111 DEMO OF SOG AT ENTRY	15,434	SQFT
	A111 SOG REPLACEMENT	15,434	SQFT
	A111 DEMO STRUCTURE	15,434	SQFT
	A111 W12x96 (8 EA TOTAL)	15,434	SQFT
	A111 W14x132	15,434	SQFT
	A111 RESTORE STRUCTURE @ ENTRY	15,434	SQFT
	A111 2-STORY SHEAR WALL	**15,434**	**SQFT**
	A111 SLAB DEMO	15,434	SQFT
	A111 SHEAR WALL FOUNDATIONS	15,434	SQFT
	A111 SOG REPLACEMENT	15,434	SQFT
	A111 NEW 2-STORY SHEAR WALL	15,434	SQFT
	A111 DRYWALL - FINISHES	15,434	SQFT
	A111 WALL DEMO	15,434	SQFT
	A111 STRENGTHEN EXISTING 2-STORY SHEAR WALL	**15,434**	**SQFT**
	A111 STRENGTHEN EXISTING 2-STORY SHEAR WALL	15,434	SQFT
	A111 WALL DEMO	15,434	SQFT
	A111 DRYWALL - FINISHES	15,434	SQFT
	A111 SHEAR WALL ON INT OF EXT WALL	**15,434**	**SQFT**
	A111 NEW 2-STORY SHEAR WALL	15,434	SQFT
	A111 WALL DEMO	15,434	SQFT
	A111 DRYWALL - FINISHES	15,434	SQFT
	A111 DEMO & RESTORE CEILINGS	**15,434**	**SQFT**
	A111 CEILING DEMO	15,434	SQFT
	A111 DRYWALL - FINISHES	15,434	SQFT
	A111 MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTWORK	**15,434**	**SQFT**
	A111 ELECTRICAL	15,434	SQFT
	A111 FIRE ALARM	15,434	SQFT
	A111 MECHANICAL	15,434	SQFT
	A111 FIRE PROTECTION	15,434	SQFT
	A111 REPLACE PLATE DAMAGED BY MOISTURE & TERMITES IST FLOOR	**15,434**	**SQFT**
	A111 DEMO REQUIRED TO REPLACE PLATE	15,434	SQFT
	A111 REPLACE PLATE - STUDS - PLASTER	15,434	SQFT
	A111 REINFORCE STUD - TOP PLATE CONNECTION	15,434	SQFT
	A1 ACCESSIBLE PATH	**15,434**	**SQFT**
	A112 COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS	**15,434**	**SQFT**
	A112 AC OVERLAY - CO-PLANE	15,434	SQFT
	A112 RESTRIPE - SIGNAGE	15,434	SQFT
	A1 PLUMBING	**15,434**	**SQFT**
	A113 UPGRADE THE MENS ROOM ON 1ST FLOOR TO COMPLIANCE	**15,434**	**SQFT**
	A113 UPGRADE THE MENS ROOM ON 1ST FLOOR TO COMPLIANCE	15,434	SQFT

A113 UPGRADE WOMENS ROOM ON 2ND FLOOR TO COMPLIANCE	**15,434**	**SQFT**
A113 UPGRADE WOMENS ROOM ON 2ND FLOOR TO COMPLIANCE	15,434	SQFT
A113 WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	**15,434**	**SQFT**
A113 WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	15,434	SQFT
A113 PLUMBING INFRASTRUCTURE	**15,434**	**SQFT**
A113 PLUMBING INFRASTRUCTURE	15,434	SQFT
A1 STAIRS AND BALCONY RAILING	**15,434**	**SQFT**
A114 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	**15,434**	**SQFT**
A114 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	15,434	SQFT
A114 ADD CONTRASTING STRIPE AT EACH RISER	**15,434**	**SQFT**
A114 ADD CONTRASTING STRIPE AT EACH RISER	15,434	SQFT
A114 REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	**15,434**	**SQFT**
A114 REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	15,434	SQFT
A1 TENANT SPACE	**15,434**	**SQFT**
A116 MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	**15,434**	**SQFT**
A116 MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90DEGREES	15,434	SQFT
A116 PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	**15,434**	**SQFT**
A116 PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	15,434	SQFT
REPLACE DOOR HARDWARE	**15,434**	**SQFT**
DOOR HARDWARE	15,434	SQFT
A116 WINDOW REPLACEMENT	**15,434**	**SQFT**
A116 WINDOW REPLACEMENT + 29 OPENABLE WINDOWS	15,434	SQFT
A116 REPLACE EXTERIOR WALL FINISHES	**15,434**	**SQFT**
A116 REPLACE EXTERIOR WALL FINISHES	62,928	SQFT
A1 ABATEMENT	**15,434**	**SQFT**
A117 ABATEMENT	**15,434**	**SQFT**
A117 ABATEMENT - ASBESTOS	15,434	SQFT
A117 ABATEMENT - LEAD PAINT	15,434	SQFT
A117 ABATEMENT - ELECTRICAL WIRE	15,434	SQFT
A117 ABATEMENT - BLACK MOLD	15,434	SQFT
A117 DUMP FEES	15,434	SQFT
A117 REMOVE PCB CONTAINING EQUIPMENT	15,434	SQFT
A1 SITE IMPROVEMENTS	**15,434**	**SQFT**
A118 SITE IMPROVEMENTS	**15,434**	**SQFT**
A118 DIVERT RAIN WATER TO STORM DRAIN	15,434	SQFT
A118 UPGRADE PARKING LOT DRAINAGE	15,434	SQFT
A118 UPGRADE PARKING LOT TO MEET ADA	15,434	SQFT
A118 REPAIR & RESURFACE EAST ROADWAY	15,434	SQFT
A118 SEWER LINE REPLACEMENT	15,434	SQFT
B1 OWNER'S COSTS	**15,434**	**SQFT**
B111 OWNER'S COST	**15,434**	**SQFT**
B111 DESIGN @7%	15,434	SQFT
B111 PERMITS @1%	15,434	SQFT
B111 CONSTRUCTION MANAGEMENT @3%	15,434	SQFT
B111 CONTINGENCY @ 15%	15,434	SQFT

	$/SF	LABOR	MATERIAL	EQUIP	OTHER COST
$	**1,000.28**	**$5,424,632**	**$5,489,414**	**$1,493,138**	**$3,031,205**
$	**803.89**	**$5,424,632**	**$5,489,414**	**$1,493,138**	**$-**
$	**486.18**	**$3,532,630**	**$3,092,753**	**$878,349**	**$-**
$	**30.07**	**$ 219,707**	**$ 168,366**	**$ 76,062**	**$ -**
$	5.12	$ 53,503	$ 11,619	$ 13,930	
$	9.46	$ 77,410	$ 43,999	$ 24,532	
$	15.49	$ 88,794	$ 112,748	$ 37,600	
$	**19.01**	**$ 166,996**	**$ 87,998**	**$ 38,462**	**$ -**
$	9.56	$ 89,586	$ 43,999	$ 13,930	
$	9.46	$ 77,410	$ 43,999	$ 24,532	
$	**27.70**	**$ 133,473**	**$ 181,443**	**$ 112,678**	**$ -**
$	0.59	$ 2,929	$ 4,955	$ 1,164	
$	3.26	$ 12,762	$ 14,323	$ 23,302	
$	2.61	$ 17,783	$ 17,419	$ 5,075	
$	5.67	$ 28,223	$ 19,522	$ 39,728	
$	7.34	$ 26,014	$ 70,379	$ 16,958	
$	5.49	$ 32,791	$ 30,634	$ 21,376	
$	2.74	$ 12,971	$ 24,211	$ 5,075	
$	**134.09**	**$ 1,059,556**	**$ 795,481**	**$ 214,567**	**$ -**
$	6.95	$ 27,183	$ 30,509	$ 49,634	
$	10.41	$ 51,989	$ 87,959	$ 20,664	
$	5.56	$ 37,878	$ 37,103	$ 10,809	
$	26.94	$ 117,814	$ 241,940	$ 56,068	
$	23.41	$ 130,769	$ 206,264	$ 24,265	
$	60.82	$ 693,923	$ 191,706	$ 53,127	
$	**24.01**	**$ 152,838**	**$ 181,636**	**$ 36,142**	**$ -**
$	7.48	$ 53,965	$ 46,219	$ 15,209	
$	5.66	$ 38,093	$ 39,548	$ 9,655	
$	10.88	$ 60,780	$ 95,869	$ 11,278	
$	**26.80**	**$ 176,672**	**$ 192,909**	**$ 44,009**	**$ -**
$	10.79	$ 77,862	$ 66,686	$ 21,943	
$	8.16	$ 54,962	$ 57,062	$ 13,930	
$	7.85	$ 43,848	$ 69,161	$ 8,136	
$	**33.80**	**$ 201,157**	**$ 272,770**	**$ 47,687**	**$ -**
$	16.03	$ 94,029	$ 123,311	$ 30,104	
$	17.76	$ 107,128	$ 149,459	$ 17,583	
$	**165.41**	**$ 1,307,842**	**$ 1,030,883**	**$ 214,165**	**$ -**
$	33.88	$ 112,501	$ 380,333	$ 30,104	
$	9.71	$ 90,540	$ 53,484	$ 5,861	
$	92.84	$ 978,208	$ 306,557	$ 148,149	
$	28.97	$ 126,593	$ 290,509	$ 30,051	
$	**25.28**	**$ 114,389**	**$ 181,267**	**$ 94,577**	**$ -**
$	8.99	$ 45,383	$ 32,810	$ 60,612	
$	12.91	$ 62,032	$ 108,509	$ 28,787	
$	3.38	$ 6,974	$ 39,948	$ 5,178	
$	**33.13**	**$ 116,418**	**$ 324,977**	**$ 69,945**	**$ -**
$	**33.13**	**$ 116,418**	**$ 324,977**	**$ 69,945**	**$ -**
$	32.29	$ 112,743	$ 317,633	$ 68,035	
$	0.84	$ 3,675	$ 7,344	$ 1,910	
$	**15.97**	**$ 61,263**	**$ 147,114**	**$ 38,068**	**$ -**
$	**2.96**	**$ 10,780**	**$ 30,110**	**$ 4,810**	**$ -**
$	2.96	$ 10,780	$ 30,110	$ 4,810	

$	**2.50**	**$**	**9,116**	**$**	**25,461**	**$**	**4,067**	**$**	-		
$	2.50	$	9,116	$	25,461	$	4,067				
$	**0.47**	**$**	**908**	**$**	**5,968**	**$**	**422**	**$**	-		
$	0.47	$	908	$	5,968	$	422				
$	**10.03**	**$**	**40,459**	**$**	**85,575**	**$**	**28,769**	**$**	-		
$	10.03	$	40,459	$	85,575	$	28,769				
$	**5.55**	**$**	**15,193**	**$**	**68,750**	**$**	**1,733**	**$**	-		
$	**0.49**	**$**	**2,125**	**$**	**4,852**	**$**	**593**	**$**	-		
$	0.49	$	2,125	$	4,852	$	593				
$	**3.65**	**$**	**1,120**	**$**	**55,061**	**$**	**137**	**$**	-		
$	3.65	$	1,120	$	55,061	$	137				
$	**1.41**	**$**	**11,948**	**$**	**8,837**	**$**	**1,003**	**$**	-		
$	1.41	$	11,948	$	8,837	$	1,003				
$	**103.58**	**$**	**603,447**	**$**	**865,532**	**$**	**129,674**	**$**	-		
$	**3.49**	**$**	**21,007**	**$**	**30,322**	**$**	**2,568**	**$**	-		
$	3.49	$	21,007	$	30,322	$	2,568				
$	**0.79**	**$**	**1,867**	**$**	**10,011**	**$**	**320**	**$**	-		
$	0.79	$	1,867	$	10,011	$	320				
$	**0.95**	**$**	**3,484**	**$**	**10,396**	**$**	**829**	**$**	-		
$	0.95	$	3,484	$	10,396	$	829				
$	**4.24**	**$**	**19,237**	**$**	**41,873**	**$**	**4,303**	**$**	-		
$	4.24	$	19,237	$	41,873	$	4,303				
$	**94.11**	**$**	**557,852**	**$**	**772,930**	**$**	**121,654**	**$**	-		
$	23.08	$	557,852	$	772,930	$	121,654				
$	**124.81**	**$**	**943,877.00**	**$**	**688,321.00**	**$**	**294,156.00**	**$**	-		
$	**124.81**	**$**	**943,877**	**$**	**688,321**	**$**	**294,156**	**$**	-		
$	23.42	$	144,115	$	187,195	$	30,104				
$	16.36	$	88,686	$	133,711	$	30,104				
$	11.87	$	60,972	$	92,112	$	30,104				
$	45.47	$	508,491			$	193,343				
$	4.30	$	66,419	$	-	$	-				
$	23.39	$	75,194	$	275,303	$	10,501				
$	**34.66**	**$**	**151,804**	**$**	**301,967**	**$**	**81,213**	**$**	-		
$	**34.66**	**$**	**151,804**	**$**	**301,967**	**$**	**81,213**	**$**	-		
$	12.91	$	67,787	$	97,800	$	33,672				
$	12.51	$	43,096	$	132,839	$	17,121				
$	0.18	$	1,077	$	1,348	$	320				
$	2.21	$	8,291	$	21,754	$	4,027				
$	6.86	$	31,553	$	48,226	$	26,073				
$	**196.40**	**$**	**-**	**$**	**-**	**$**	**-**	**$**	**3,031,205**		
$	**196.40**	**$**	**-**	**$**	**-**	**$**	**-**	**$**	**3,031,205**		
$	79.41							$	1,225,634		
$	17.02							$	262,636		
$	34.03							$	525,272		
$	65.94							$	1,017,663		

TOTAL	NOTES
$15,438,389	
$12,407,184	
$7,503,732	
$ 464,135	
$79,052	
$145,941	
$239,142	
$ 293,456	
$147,515	
$145,941	
$ 427,594	
$9,048	
$50,387	
$40,277	
$87,473	
$113,351	
$84,801	
$42,257	
$ 2,069,604	
$107,326	
$160,612	
$85,790	
$415,822	
$361,298	
$938,756	
$ 370,616	
$115,393	
$87,296	
$167,927	
$ 413,590	
$166,491	
$125,954	
$121,145	
$ 521,614	
$247,444	
$274,170	**All ceilings to be replaced to accommodate Fire Protection & HVAC**
$ 2,552,890	
$522,938	**Does not include Phone or IT upgrades**
$149,885	
$1,432,914	**Includes 15 Ton Split system & Ductwork**
$447,153	**Inlcudes Fire Main from Road with Backflow**
$ 390,233	
$138,805	
$199,328	
$52,100	
$ 511,340	
$ 511,340	
$498,411	
$12,929	
$ 246,445	
$ 45,700	
$45,700	

$	**38,644**	
	$38,644	
$	**7,298**	
	$7,298	
$	**154,803**	
	$154,803	
$	**85,676**	
$	**7,570**	
	$7,570	
$	**56,318**	
	$56,318	
$	**21,788**	
	$21,788	**Add Plexiglass behind Original Guardrails**
$	**1,598,653**	
$	**53,897**	
	$53,897	
$	**12,198**	
	$12,198	
$	**14,709**	
	$14,709	**40 Each**
$	**65,413**	
	$65,413	**Replace - 29 Windows/Frames with Cranks -**
$	**1,452,436**	
	$1,452,436	**Includes Reworking of Louvers South Elevation**
$	**1,926,354**	
$	**1,926,354**	
	$361,414	
	$252,501	
	$183,188	
	$701,834	
	$66,419	
	$360,998	
$	**534,984**	
$	**534,984**	
	$199,259	
	$193,056	
	$2,745	
	$34,072	**1/2 Cost - Shared with Neighbor**
	$105,852	
$	**3,031,205**	
$	**3,031,205**	
	$1,225,634	
	$262,636	
	$525,272	
	$1,017,663	

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

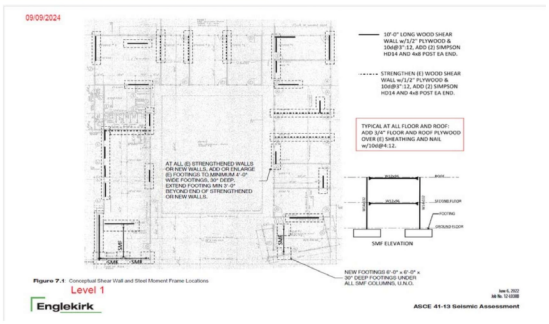
John LoCascio, AIA
Principal Architect
Historic Resources Group
Celebrating 35 Years

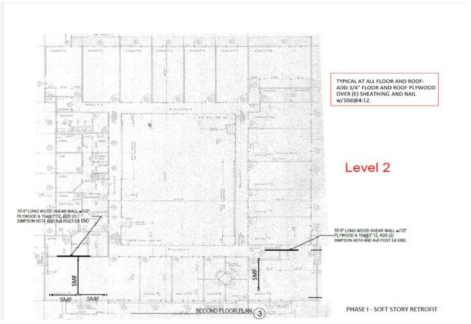
I am working remotely until further notice. The best way to reach me is by email or on my mobile.

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	$ 37,600		$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		$147,515	
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	$ 3.26	$ 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	$ 37,876	$ 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	$ 66,686	$ 21,943		$166,491	
A111 WALL DEMO	15,434	SQFT	$ 8.16	$ 54,962	$ 57,052	$ 13,930		$125,954	
A111 DRYWALL - FINISHES	15,434	SQFT	$ 7.85	$ 43,848	$ 69,151	$ 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 IST FLOOR	15,434	SQFT	$ 25.28	$ 114,389	$ 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 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 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	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	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	$ 509,491		$ 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	$ 6.88	$ 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	$ 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	$ -	$3.964	ADA	
	A112 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX	**15.434**	**SQFT**	**$ 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**	**$ 338.497**	**$ 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		

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
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)
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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), 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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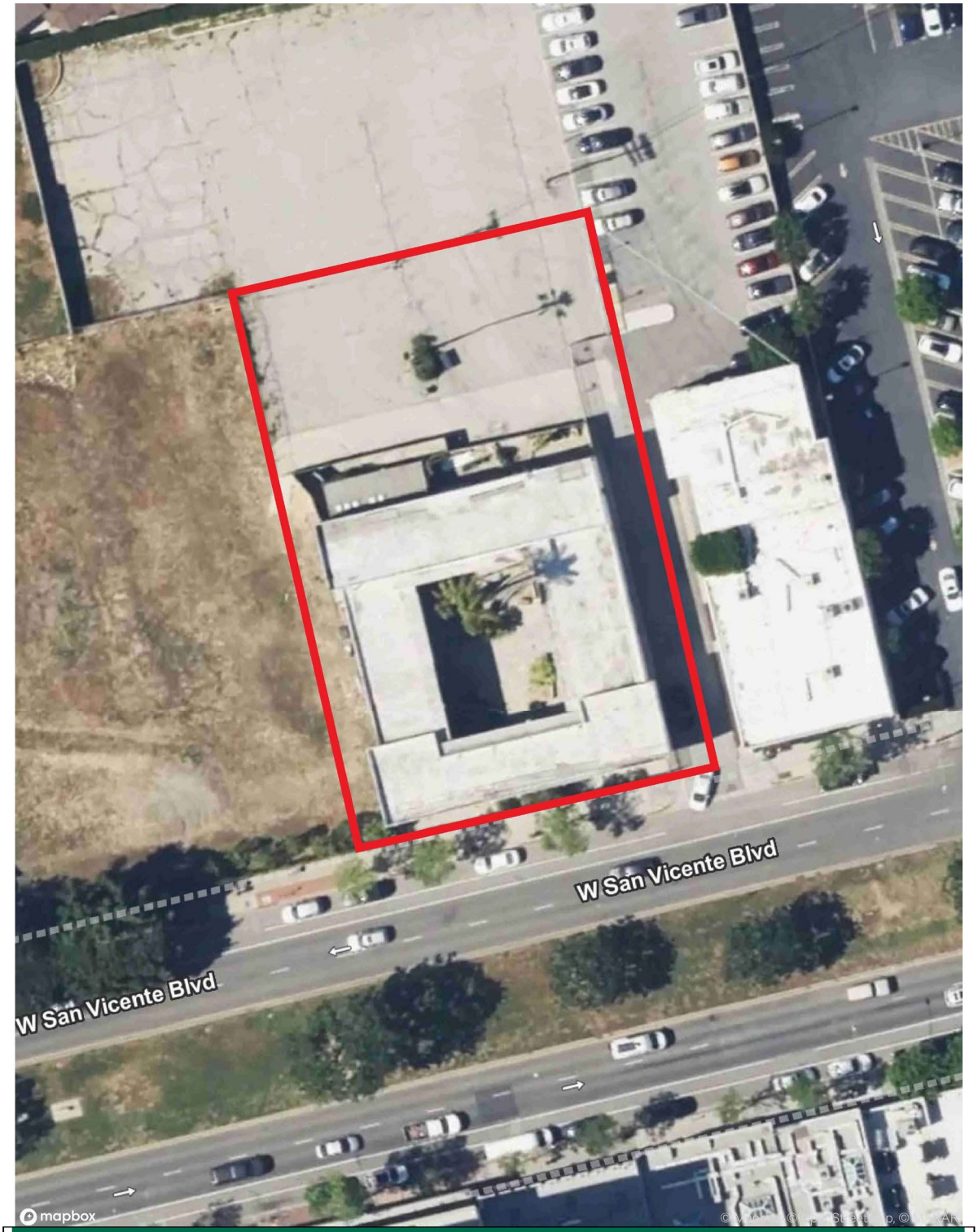
Subject Photographs



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

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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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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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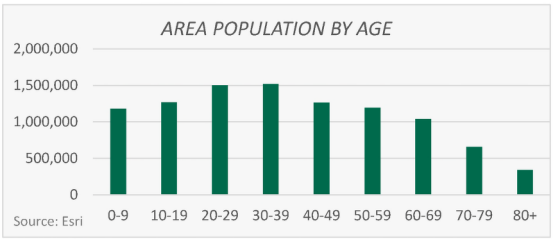
Area Analysis

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.

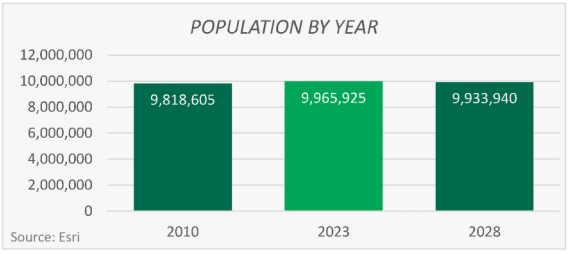


POPULATION

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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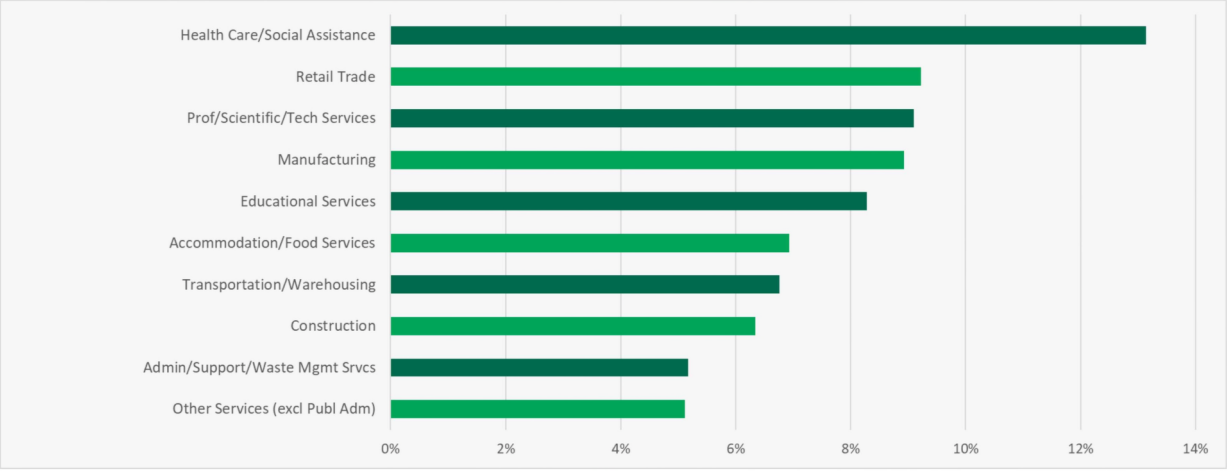
According to the County website, the 10 most populated cities are as follows:

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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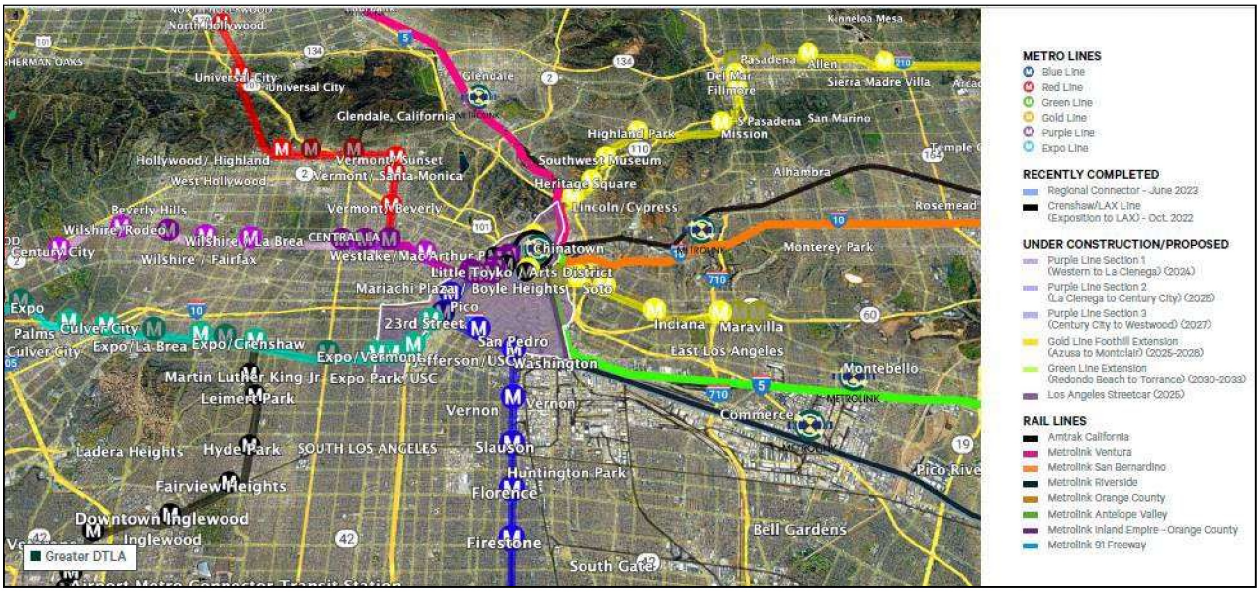
the past 20 years, a focus on providing public transportation options has led to several new passenger railways that expand to Downtown Los Angeles, the beach cities, and the valley areas.



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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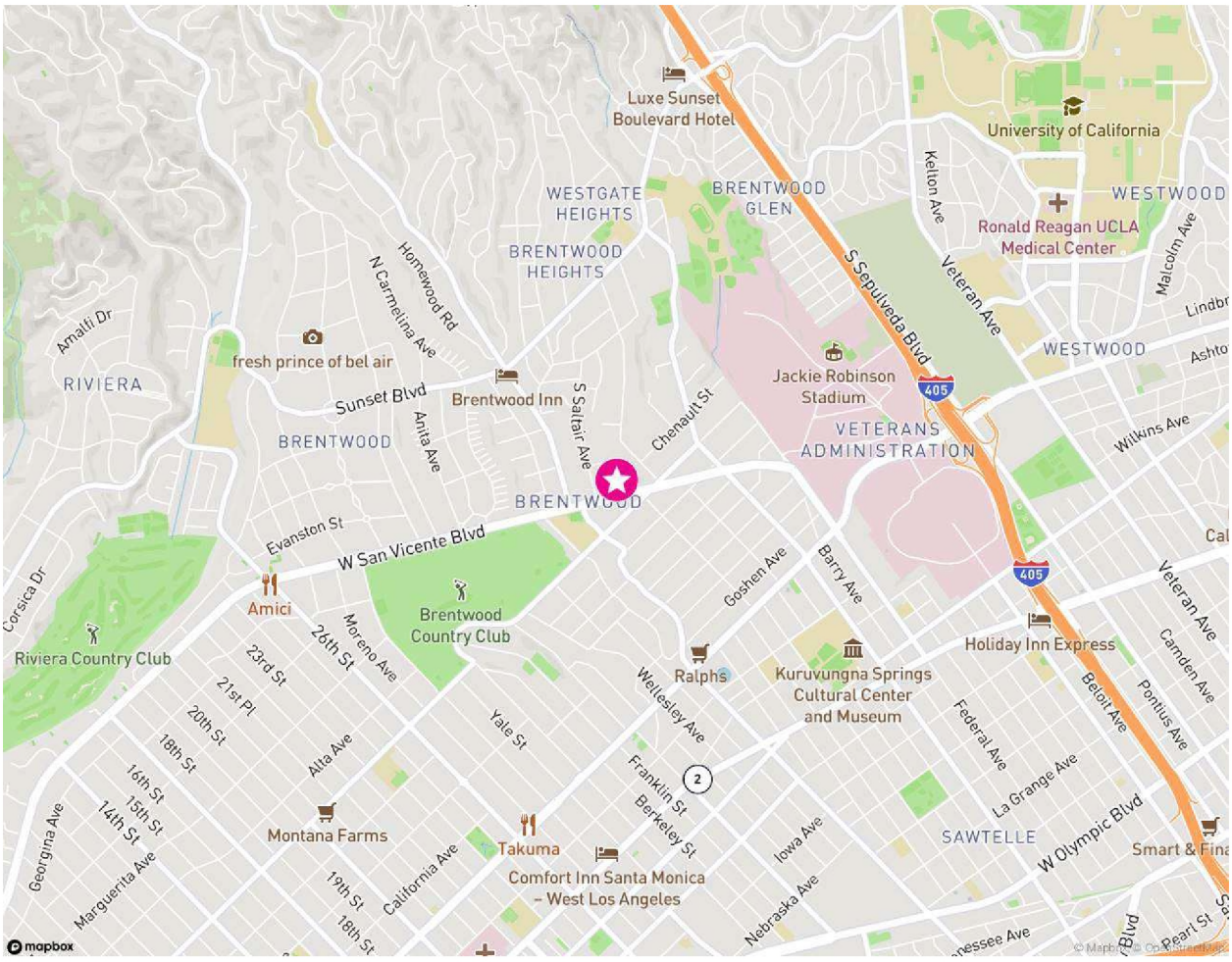
Neighborhood Analysis



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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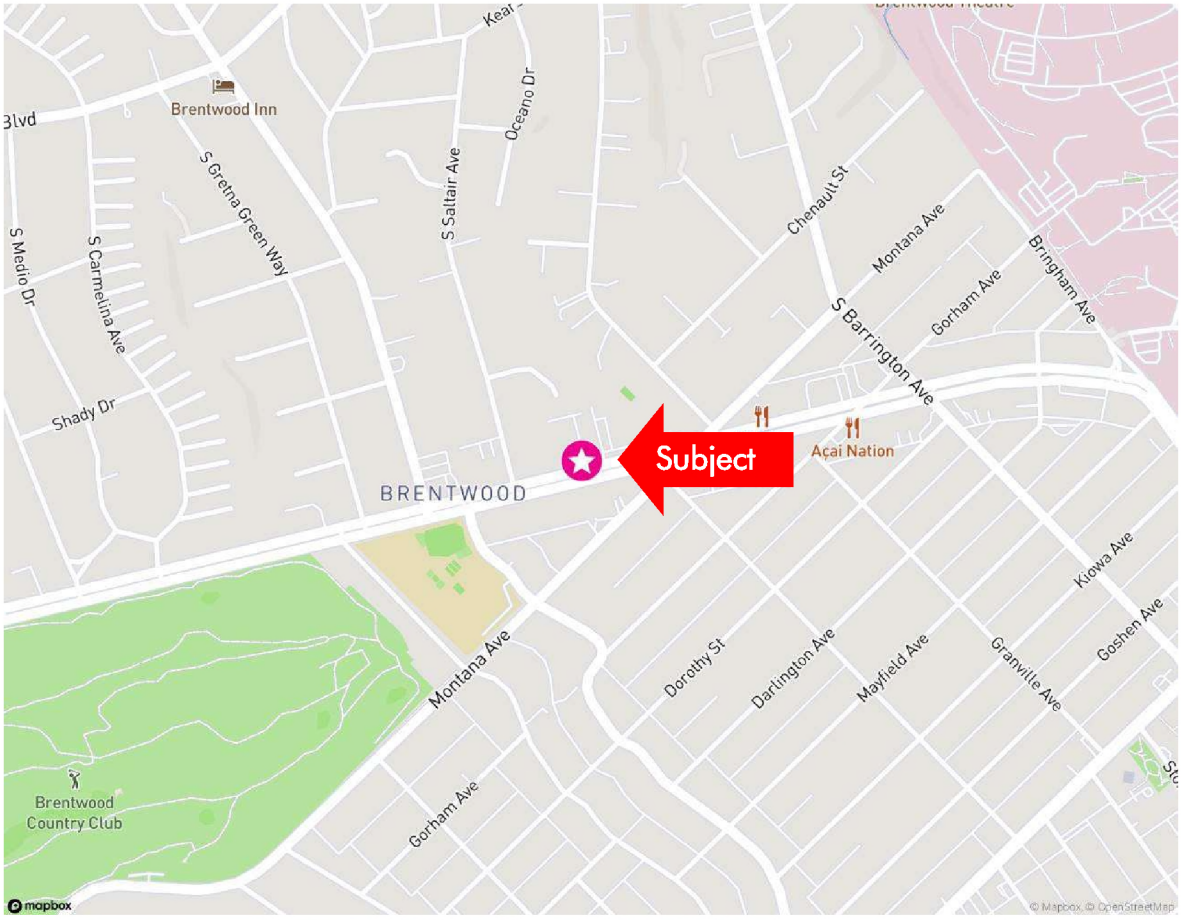
two-story retail and service buildings. Vacant land under related ownership to the subject is located adjacent west of the subject. Further west (at the northeast corner of San Vicente and Saltair Avenue) is a three-story office building.

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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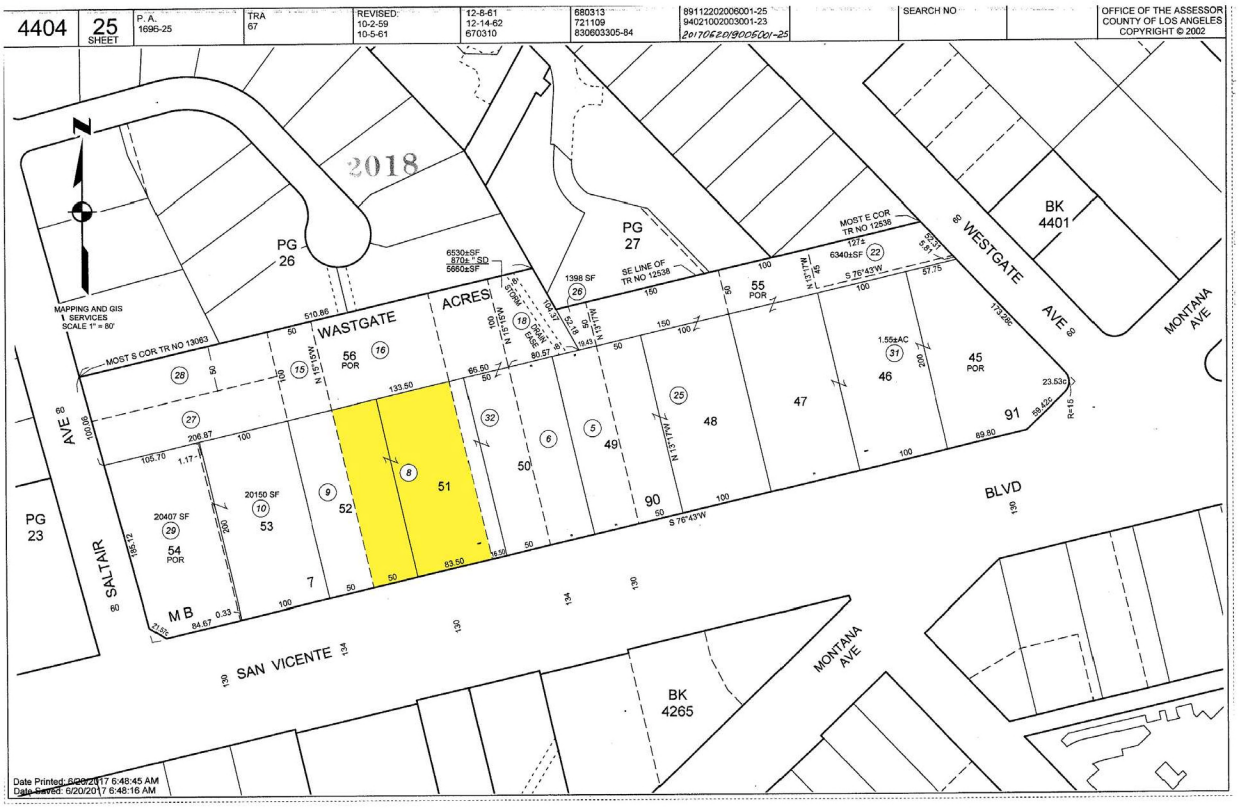
PLAT MAP



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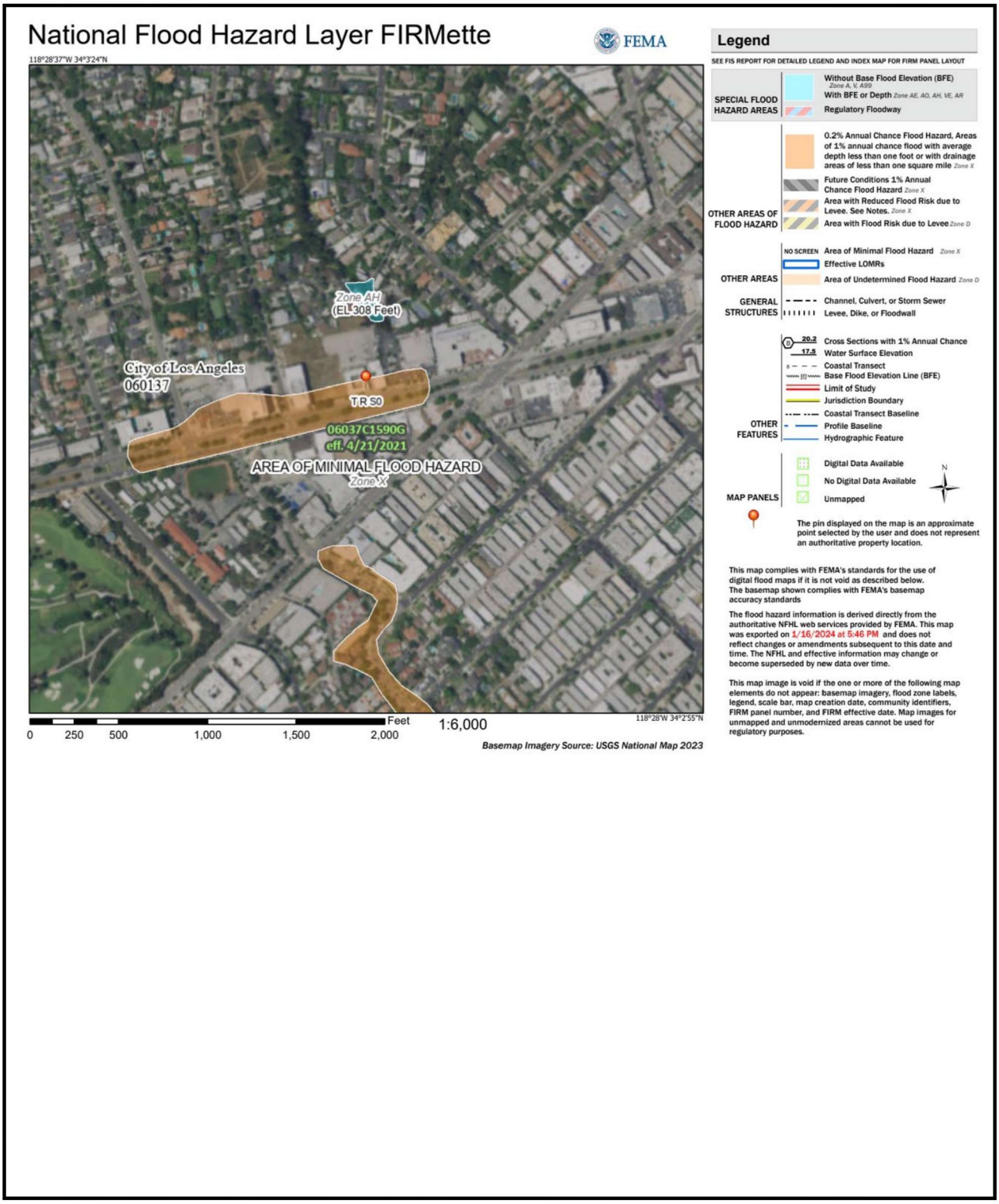
FLOOD PLAIN MAP



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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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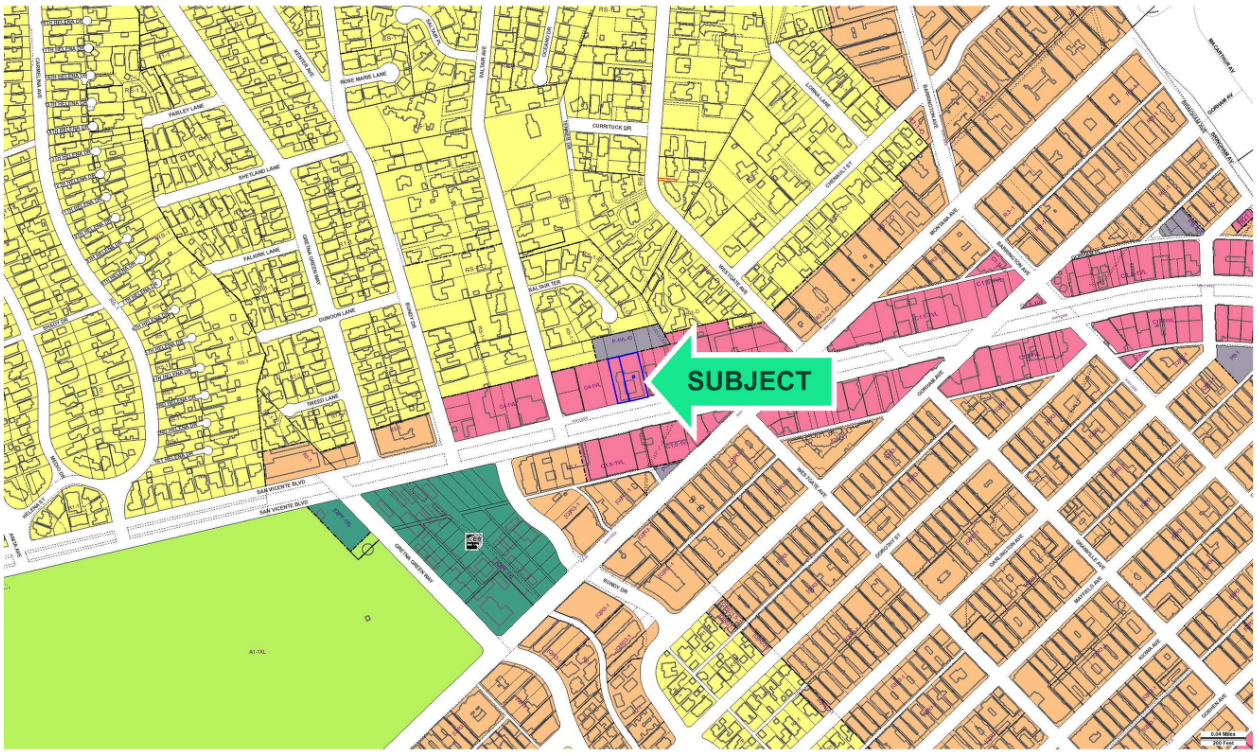
ZONING MAP



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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.
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 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
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 Procedures, Basic Appraisal Principles

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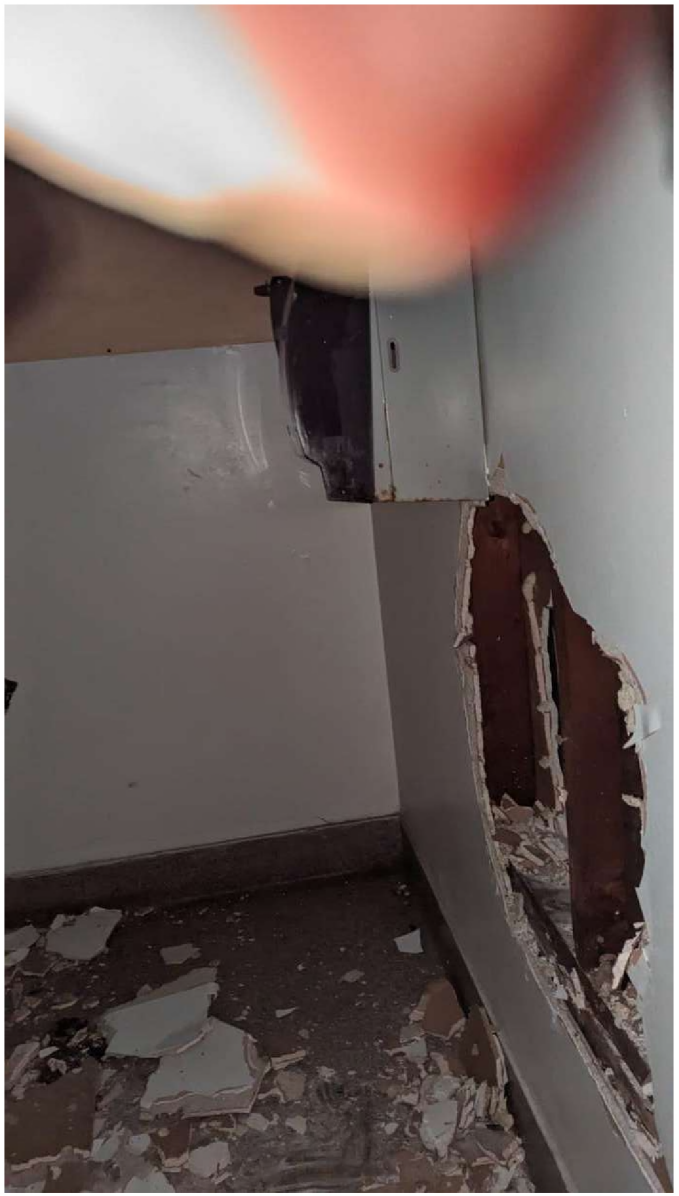
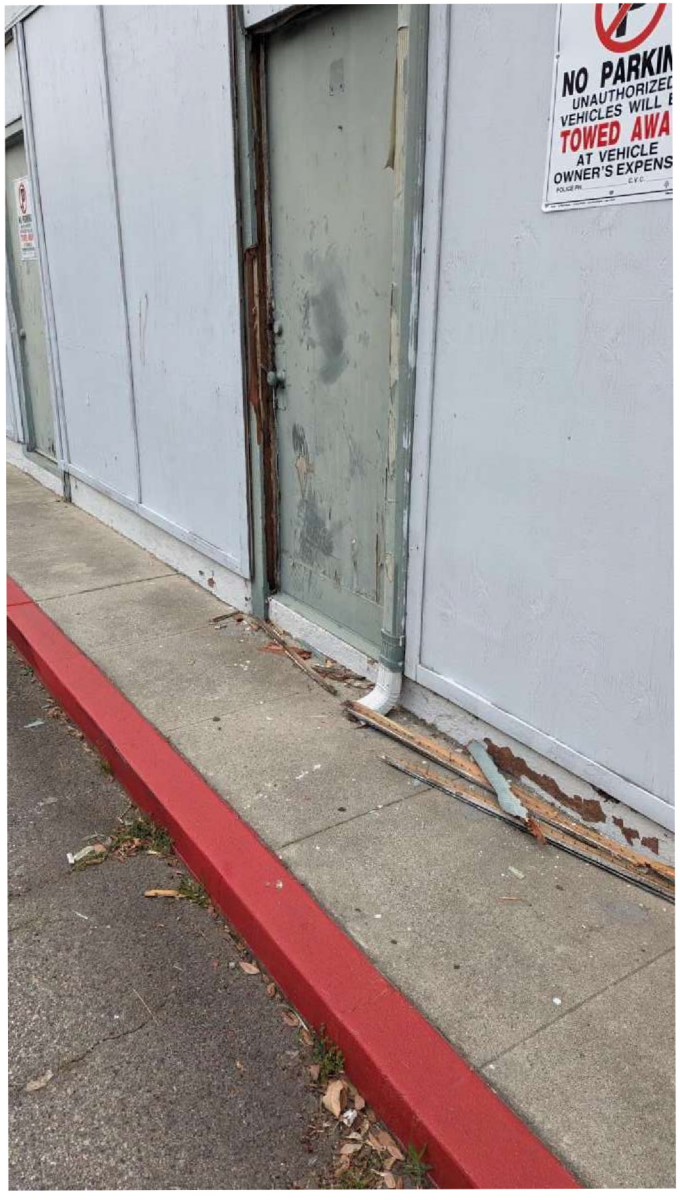
Photographs of May 2024 Break-in at Barry Building (taken by Property Manager)



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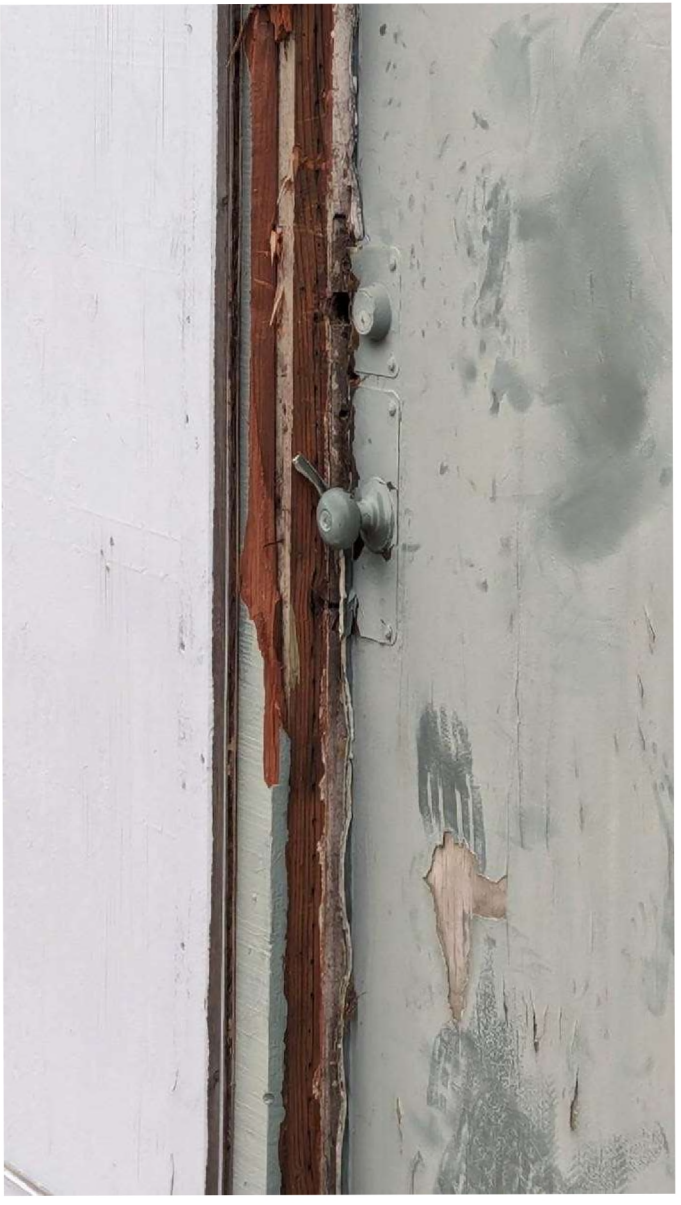
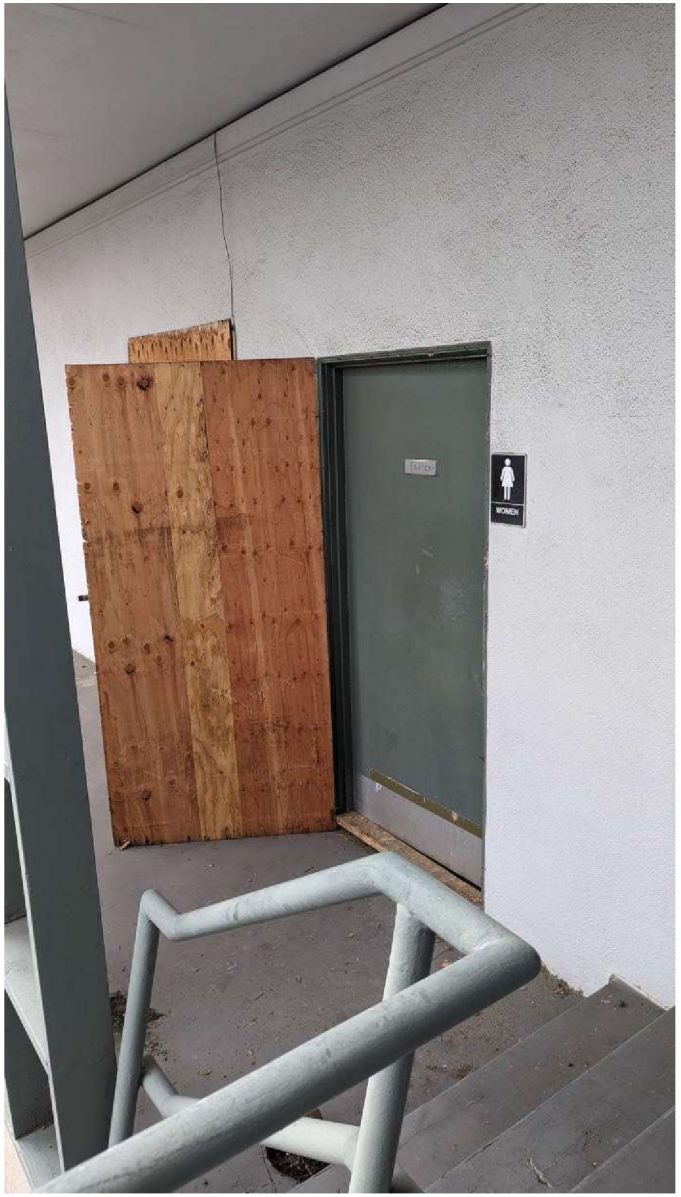





DELL




WOMEN



Support for the Demolition of the Barry Building

jaime@abundanthousingla.org Jaime Del Rio Wednesday, October 30, 2024 at 10:07:54 AM Pacific Daylight Time
To: councilmember.park@lacity.org, osama.younan@lacity.org
Cc: Jeff.Khau@lacity.org, Sean.Silva@lacity.org, projects@abundanthousingla.org Tami Kagan-Abrams

Hello Councilmember Park,

Please see the attachment for our support of the demolition of the Barry building.

Best regards,
Jaime

Jaime C. Del Rio
Director of Organizing
515 S Flower St, 18th Fl, Los Angeles, CA 90071
P: 818-631-0308
E: jaime@abudanthousingla.org
W: www.abundanthousingla.org



We request that candidates do not send us confidential campaign strategy information, including polling data or other information that is not publicly available.

Attachments:

Support for demolation of the Barry Building.pdf 188k

sean.silva@lacity.org Sean Silva Wednesday, October 30, 2024 at 10:17:00 AM Pacific Daylight Time
To: jaime@abundanthousingla.org Jaime Del Rio
Cc: councilmember.park@lacity.org, osama.younan@lacity.org, Jeff.Khau@lacity.org, projects@abundanthousingla.org Tami Kagan-Abrams

Hi Jaime,

Thanks for your email.

It is received on our end and we will pass on your sentiments to the Councilwoman.

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 Wed, Oct 30, 2024 at 10:08 AM Jaime Del Rio <jaime@abundanthousingla.org> wrote:

> Hello Councilmember Park,
>
> Please see the attachment for our support of the demolition of the Barry building.
>
> Best regards,
> Jaime

Jaime C. Del Rio
Director of Organizing
515 S Flower St, 18th Fl, Los Angeles, CA 90071
P: 818-631-0308
E: jaime@abudanthousingla.org
W: www.abundanthousingla.org

We request that candidates do not send us confidential campaign strategy information, including polling data or other information that is not publicly available.

---

jaime@abundanthousingla.org Jaime Del Rio Wednesday, October 30, 2024 at 10:24:09 AM Pacific Daylight Time
To: sean.silva@lacity.org Sean Silva
Cc: councilmember.park@lacity.org, osama.younan@lacity.org, Jeff.Khau@lacity.org, projects@abundanthousingla.org Tami Kagan-Abrams

Excellent, thank you.

Jaime C. Del Rio
Director of Organizing
515 S Flower St, 18th Fl, Los Angeles, CA 90071
P: 818-631-0308
E: jaime@abudanthousingla.org
W: www.abundanthousingla.org

We request that candidates do not send us confidential campaign strategy information, including polling data or other information that is not publicly available.
On Oct 30, 2024 at 10:18 AM -0700, Sean Silva <sean.silva@lacity.org>, wrote:

> Hi Jaime,
>
> Thanks for your email.
>
> It is received on our end and we will pass on your sentiments to the Councilwoman.
>
> 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 Wed, Oct 30, 2024 at 10:08 AM Jaime Del Rio <jaime@abundanthousingla.org> wrote:
> > Hello Councilmember Park,
> >
> > Please see the attachment for our support of the demolition of the Barry building.
> >
> > Best regards,
> > Jaime

Jaime C. Del Rio
Director of Organizing
515 S Flower St, 18th Fl, Los Angeles, CA 90071
P: 818-631-0308
E: jaime@abudanthousingla.org
W: www.abundanthousingla.org



We request that candidates do not send us confidential campaign strategy information, including polling data or other information that is not publicly available.

10/30/2024

To: councilmember.park@lacity.org; osama.younan@lacity.org
Cc: Jeff.Khau@lacity.org; Sean.Silva@lacity.org

Subject: Abundant Housing LA supports demolition of the Barry Building

Dear Councilmember Park and General Manager Younan,

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 much-needed housing.

We strongly disagree with the Cultural Heritage Commission's recommendation to withhold a Statement of Overriding Considerations (SOC) and to oppose the issuance of a demolition permit for the Barry Building. The Environmental Impact Report (EIR) clearly outlines how demolition will allow compliance with the City's Soft Story Retrofit Program and address the significant public safety hazards posed by the Barry Building's current state. Removal of an existing safety hazard and seismically unsafe structure protects the community, neighbors, and pedestrians in the event of an earthquake.

Furthermore, Los Angeles is facing a severe housing shortage, particularly in the realm of affordable housing. This property is in an ideal location for new housing development. It's situated in a highly walkable neighborhood with access to restaurants, shops, and schools, and it is close to UCLA, a major employment center. The addition of new housing will bring tangible benefits to Brentwood and the surrounding area, far outweighing any perceived value of preserving an empty and dilapidated office building. We urge you to prioritize the needs of the community and the future residents who will benefit from this project.

We request that LADBS take the following actions:

1. **Certify the Environmental Impact Report (EIR)**
2. **Adopt a Statement of Overriding Considerations (SOC) to allow for the necessary demolition**

3. **Issue the demolition permit now to eliminate this significant safety hazard and clear the way for much-needed housing**

By doing so, the City can take a significant step towards addressing the housing shortage and creating positive outcomes for residents of Brentwood and Los Angeles at large.

Sincerely,

Azeen Khanmalek	Jaime Del Rio	Tami Kagan-Abrams
Azeen Khanmalek AHLA Executive Director	Jaime Del Rio AHLA Director of Organizing	Tami Kagan-Abrams AHLA Project Director

Please support the demolition of the Barry Building in Brentwood

c@chelsearana.com Chelsea Rana Sunday, October 20, 2024 at 9:27:13 PM Pacific Daylight Time
To: Osama.younan@lacity.org
Cc: traci.park@lacity.org, jeff.khau@lacity.org, sean.silva@lacity.org, info@southbrentwood.org

Dear Osama Younan,

I hope that this finds you very well. I am reaching out because I reside at 879 S Gretna Green Way in the Brentwood neighborhood of Los Angeles. My home is very near the Barry Building (11973 San Vicente Blvd) and I ask that you support its demolition. Please reference Case No. **ENV-2019-6645-EIR**

The building has been vacant for over a decade. A vacant building is an unsafe building, especially in the middle of our dear neighborhood. Unhoused people could start fires which could spread to nearby homes and businesses.

The building is soft story and can not be brought into compliance with required earthquake standards without spending more money than the building is worth. This means that this will never happen.

The building is a magnet for crime and vandalism. The building has already been stripped of copper wire.

The building is not ADA compliant and bringing into compliance is cost prohibitive. This means that this will never happen.

It is my understanding that the property owner has agreed to incorporate architectural elements from the existing building into any future development, so there is truly no reason to keep this unsafe eyesore in our neighborhood. We would really love the chance to have a future project in it's place that serves our community.

Please set aside the historic status and support the demolition of the Barry Building.

Thank you for your time.

My very best,

Chelsea Rana
[redacted]

---

osama.younan@lacity.org Osama Younan Sunday, October 20, 2024 at 9:42:24 PM Pacific Daylight Time
To: c@chelsearana.com Chelsea Rana
Cc: traci.park@lacity.org, jeff.khau@lacity.org, sean.silva@lacity.org, info@southbrentwood.org

Thank you for your email, I will forward the appropriate staff.

On Sun, Oct 20, 2024 at 9:27 PM Chelsea Rana <c@chelsearana.com> wrote:

> Dear Osama Younan,
>
> I hope that this finds you very well. I am reaching out because I reside at 879 S Gretna Green Way in the Brentwood neighborhood of Los Angeles. My home is very near the Barry Building (11973 San Vicente Blvd) and I ask that you support its demolition. Please reference Case No. **ENV-2019-6645-EIR**
>
> The building has been vacant for over a decade. A vacant building is an unsafe building, especially in the middle of our dear neighborhood. Unhoused people could start fires which could spread to nearby homes and businesses.
>
> The building is soft story and can not be brought into compliance with required earthquake standards without spending more money than the building is worth. This means that this will never happen.
>
> The building is a magnet for crime and vandalism. The building has already been stripped of copper wire.
>
> The building is not ADA compliant and bringing into compliance is cost prohibitive. This means that this will never happen.
>
> It is my understanding that the property owner has agreed to incorporate architectural elements from the existing building into any future development, so there is truly no reason to keep this unsafe eyesore in our neighborhood. We would really love the chance to have a future project in it's place that serves our community.

> Please set aside the historic status and support the demolition of the Barry Building.
>
> Thank you for your time.
>
> My very best,
>
> Chelsea Rana
> [redacted]

--
Osama Younan, PE
General Manager
Los Angeles Department of Building and Safety
201 N. Figueroa St Suite 1000
Los Angeles, CA 90012

Office (213) 482-6800
www.ladbs.org

---

osama.younan@lacity.org Osama Younan Sunday, October 20, 2024 at 9:42:45 PM Pacific Daylight Time
To: Devin.Myrick@lacity.org Devin Myrick, kenneth.fong@lacity.org Kenneth Fong

FYI

---------- Forwarded message ---------
From: **Chelsea Rana** <c@chelsearana.com>
Date: Sun, Oct 20, 2024 at 9:27 PM
Subject: Please support the demolition of the Barry Building in Brentwood
To: <Osama.younan@lacity.org>
Cc: <traci.park@lacity.org>, <jeff.khau@lacity.org>, <sean.silva@lacity.org>, <info@southbrentwood.org>

Dear Osama Younan,

I hope that this finds you very well. I am reaching out because I reside at 879 S Gretna Green Way in the Brentwood neighborhood of Los Angeles. My home is very near the Barry Building (11973 San Vicente Blvd) and I ask that you support its demolition. Please reference Case No. **ENV-2019-6645-EIR**

The building has been vacant for over a decade. A vacant building is an unsafe building, especially in the middle of our dear neighborhood. Unhoused people could start fires which could spread to nearby homes and businesses.

The building is soft story and can not be brought into compliance with required earthquake standards without spending more money than the building is worth. This means that this will never happen.

The building is a magnet for crime and vandalism. The building has already been stripped of copper wire.

The building is not ADA compliant and bringing into compliance is cost prohibitive. This means that this will never happen.

It is my understanding that the property owner has agreed to incorporate architectural elements from the existing building into any future development, so there is truly no reason to keep this unsafe eyesore in our neighborhood. We would really love the chance to have a future project in it's place that serves our community.

Please set aside the historic status and support the demolition of the Barry Building.

Thank you for your time.

My very best,

Chelsea Rana
[redacted]

--
Osama Younan, PE
General Manager
Los Angeles Department of Building and Safety
201 N. Figueroa St Suite 1000
Los Angeles, CA 90012

Office (213) 482-6800
www.ladbs.org

---

sean.silva@lacity.org Sean Silva Monday, October 21, 2024 at 9:59:45 AM Pacific Daylight Time
To: c@chelsearana.com Chelsea Rana
Cc: Osama.younan@lacity.org, traci.park@lacity.org, jeff.khau@lacity.org, info@southbrentwood.org

Hi Chelsea,

Thanks for your message; it is received and noted, and will be passed on to the Councilwoman.

All the best,
Sean

TRACI PARK COUNCILWOMAN LOS ANGELES CITY COUNCIL 11TH DISTRICT

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park * **11**th **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 Sun, Oct 20, 2024 at 9:27 PM Chelsea Rana <c@chelsearana.com> wrote:

> Dear Osama Younan,
>
> I hope that this finds you very well. I am reaching out because I reside at 879 S Gretna Green Way in the Brentwood neighborhood of Los Angeles. My home is very near the Barry Building (11973 San Vicente Blvd) and I ask that you support its demolition. Please reference Case No. **ENV-2019-6645-EIR**
>
> The building has been vacant for over a decade. A vacant building is an unsafe building, especially in the middle of our dear neighborhood. Unhoused people could start fires which could spread to nearby homes and businesses.
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> The building is soft story and can not be brought into compliance with required earthquake standards without spending more money than the building is worth. This means that this will never happen.
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> The building is a magnet for crime and vandalism. The building has already been stripped of copper wire.
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> It is my understanding that the property owner has agreed to incorporate architectural elements from the existing building into any future development, so there is truly no reason to keep this unsafe eyesore in our neighborhood. We would really love the chance to have a future project in it's place that serves our community.
>
> Please set aside the historic status and support the demolition of the Barry Building.
>
> Thank you for your time.
>
> My very best,

Chelsea Rana
[redacted]

Fwd: Please support the demolition of the Barry Building in Brentwood

osama.younan@lacity.org Osama Younan Sunday, October 20, 2024 at 9:42:45 PM Pacific Daylight Time
To: Devin.Myrick@lacity.org Devin Myrick, kenneth.fong@lacity.org Kenneth Fong

FYI

---------- Forwarded message ---------
From: **Chelsea Rana** <c@chelsearana.com>
Date: Sun, Oct 20, 2024 at 9:27 PM
Subject: Please support the demolition of the Barry Building in Brentwood
To: <Osama.younan@lacity.org>
Cc: <traci.park@lacity.org>, <jeff.khau@lacity.org>, <sean.silva@lacity.org>, <info@southbrentwood.org>

Dear Osama Younan,

I hope that this finds you very well. I am reaching out because I reside at 879 S Gretna Green Way in the Brentwood neighborhood of Los Angeles. My home is very near the Barry Building (11973 San Vicente Blvd) and I ask that you support its demolition. Please reference Case No. **ENV-2019-6645-EIR**

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Please set aside the historic status and support the demolition of the Barry Building.

Thank you for your time.

My very best,

Chelsea Rana
[redacted]

--
Osama Younan, PE
General Manager
Los Angeles Department of Building and Safety
201 N. Figueroa St Suite 1000
Los Angeles, CA 90012

Office (213) 482-6800
www.ladbs.org

RE: Barry Building Documents

sean.silva@lacity.org Sean Silva Tuesday, October 15, 2024 at 5:51:00 PM Pacific Daylight Time
To: Devin.Myrick@lacity.org Devin Myrick
Cc: Jeff.khau@lacity.org Jeff Khau

Hi Devin,

Providing you some documents that pertain to the Barry Building, which may assist you with your work:

1. Letter to CHC re: Barry Building_07.15.24 – Alston & Bird letter to Ken Bernstein regarding the issuance of a Statement of Overriding Consideration (SOC) – attached as PDF
2. Letter to CHC Attachments – Exhibits to Alston & Bird Letter to Ken Bernstein – attached as PDF
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I am going to provide other information but am still gathering it.

All the best,
Sean

TRACI PARK
COUNCILWOMAN
LOS ANGELES CITY COUNCIL
11TH DISTRICT

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park * **11th District**
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |

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Attachments:

1. Letter to CHC re Barry Building_07.15.2024.pdf 355k

2. Letter to CHC Attachments.pdf 2.0M

3. Applicant's Presentation to CHC (Barry Building)(FINAL)- 9.5.24.pdf 520k

4. CEQA Findings 10.20.2023.pdf 583k

5. Draft Statement of Overriding Considerations.docx 29k

6. BARRY BUILDING RETROFIT SCOPE COSTS 10_3_24_OSWELL R3.xlsx 969k

FW_ Barry Building Retrofit Scope.eml 1.4M

image001.png 37k

BARRY BUILDING RETROFIT SCOPE COSTS 10_3_24_OSWELL R3.xlsx 969k

---

Devin.Myrick@lacity.org Devin Myrick Wednesday, October 16, 2024 at 7:04:48 AM Pacific Daylight Time
To: sean.silva@lacity.org Sean Silva

This is great, thank you so much!

Devin Myrick
Asst. Deputy Superintendent of Bldg.
Director of Government & Community Relations
City of Los Angeles Department of Building and Safety
201 N Figueroa St.
Los Angeles, Ca 90012
(213) 792-8291

On Tue, Oct 15, 2024 at 5:53 PM Sean Silva <sean.silva@lacity.org> wrote:

Hi Devin,

Providing you some documents that pertain to the Barry Building, which may assist you with your work:

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I am going to provide other information but am still gathering it.

All the best,
Sean

TRACI PARK
COUNCILWOMAN
LOS ANGELES CITY COUNCIL
11TH DISTRICT

Sean Silva | Deputy, Venice | Planning Liaison
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---

sean.silva@lacity.org Sean Silva Wednesday, October 16, 2024 at 3:21:02 PM Pacific Daylight Time
To: Devin.Myrick@lacity.org Devin Myrick

Hi Devin,

Other than that, there are primarily the letters you (and your GM) have already received. Those, collated, are attached below. Let me know if you need anything further from us.

All the best,
Sean

TRACI PARK COUNCILWOMAN LOS ANGELES CITY COUNCIL 11TH DISTRICT

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park * **11th District**
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |

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On Wed, Oct 16, 2024 at 7:05 AM Devin Myrick <Devin.Myrick@lacity.org> wrote:

> This is great, thank you so much!
>
> _____
> **Devin Myrick**
> **Asst. Deputy Superintendent of Bldg.**
> **Director of Government & Community Relations**
> **City of Los Angeles Department of Building and Safety**
> **201 N Figueroa St.**
> **Los Angeles, Ca 90012**
> **(213) 792-8291**

On Tue, Oct 15, 2024 at 5:53 PM Sean Silva <sean.silva@lacity.org> wrote:

> Hi Devin,
>
> Providing you some documents that pertain to the Barry Building, which may assist you with your work:
>
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>
> I am going to provide other information but am still gathering it.

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
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Attachments:

Barry Building letters.docx 154k

Devin.Myrick@lacity.org Devin Myrick Wednesday, October 16, 2024 at 3:36:46 PM Pacific Daylight Time
To: sean.silva@lacity.org Sean Silva

This is great, thank you so much! I'm seeing support for both sides of this issue. Can you let me know where CD 11 stands on this or would you like to hop on a call?

Devin Myrick
Asst. Deputy Superintendent of Bldg.
Director of Government & Community Relations
City of Los Angeles Department of Building and Safety
201 N Figueroa St.
Los Angeles, Ca 90012
(213) 792-8291

On Wed, Oct 16, 2024 at 3:21 PM Sean Silva <sean.silva@lacity.org> wrote:

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All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park * **11th District**
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(310) 568-8772 TEL |

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This is great, thank you so much!

Devin Myrick
Asst. Deputy Superintendent of Bldg.
Director of Government & Community Relations
City of Los Angeles Department of Building and Safety
201 N Figueroa St.
Los Angeles, Ca 90012
(213) 792-8291

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I am going to provide other information but am still gathering it.

All the best,
Sean

TRACI PARK COUNCILWOMAN LOS ANGELES CITY COUNCIL 11TH DISTRICT

Sean Silva | Deputy, Venice | Planning Liaison
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---

sean.silva@lacity.org Sean Silva Wednesday, October 16, 2024 at 3:43:54 PM Pacific Daylight Time
To: Devin.Myrick@lacity.org Devin Myrick

Happy to hop on a call. My number is (213) 887 5581.

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
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> **(213) 792-8291**

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>
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>
> 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 |
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> **City of Los Angeles Department of Building and Safety**

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I am going to provide other information but am still gathering it.

All the best,
Sean

TRACI PARK
COUNCILWOMAN
LOS ANGELES CITY COUNCIL
11TH DISTRICT

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---

sean.silva@lacity.org Sean Silva Thursday, February 13, 2025 at 9:09:00 AM Pacific Standard Time
To: Devin.Myrick@lacity.org Devin Myrick

Hi Devin,

Hope you're well.

Wondering if you have an update on the SOC? I am hearing it might be in Planning's hands at this stage -- wanted to confirm either way.

All the best,
Sean



Sean Silva | Deputy, Venice | Planning Liaison

Office of Councilwoman Traci Park * **11**th **District**

WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045

(310) 568-8772 TEL |

SIGN UP for the **Better11 Newsletter!**



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On Wed, Oct 16, 2024 at 3:43 PM Sean Silva <sean.silva@lacity.org> wrote:

> Happy to hop on a call. My number is (213) 887 5581.
>
> All the best,
> Sean
>
> 
>
>
> **Sean Silva** | Deputy, Venice | Planning Liaison
>
> **Office of Councilwoman Traci Park** * **11**th **District**
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> **WESTCHESTER:** 7166 W. Manchester Ave, LA, CA 90045
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> (310) 568-8772 TEL |
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> **Devin Myrick**
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> **Director of Government & Community Relations**
> **City of Los Angeles Department of Building and Safety**
> **201 N Figueroa St.**
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All the best,
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TRACI PARK
COUNCILWOMAN
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Sean Silva | Deputy, Venice | Planning Liaison
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Asst. Deputy Superintendent of Bldg.
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COUNCILWOMAN
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WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
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faruk.sezer@lacity.org Faruk Sezer Tuesday, February 25, 2025 at 2:48:45 PM Pacific Standard Time
To: Devin.Myrick@lacity.org Devin Myrick
Cc: sean.silva@lacity.org Sean Silva

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Devin Myrick
Asst. Deputy Superintendent of Bldg.
Director of Government & Community Relations
City of Los Angeles Department of Building and Safety
201 N Figueroa St.
Los Angeles, Ca 90012
(213) 792-8291

On Wed, Oct 16, 2024 at 3:21 PM Sean Silva <sean.silva@lacity.org> wrote:

Hi Devin,

Other than that, there are primarily the letters you (and your GM) have already received. Those, collated, are attached below. Let me know if you need anything further from us.

All the best,
Sean

TRACI PARK COUNCILWOMAN LOS ANGELES CITY COUNCIL 11TH DISTRICT

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park * 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |

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On Wed, Oct 16, 2024 at 7:05 AM Devin Myrick <Devin.Myrick@lacity.org> wrote:

This is great, thank you so much!

Devin Myrick
Asst. Deputy Superintendent of Bldg.
Director of Government & Community Relations
City of Los Angeles Department of Building and Safety
201 N Figueroa St.
Los Angeles, Ca 90012
(213) 792-8291

On Tue, Oct 15, 2024 at 5:53 PM Sean Silva <sean.silva@lacity.org> wrote:

Hi Devin,

Providing you some documents that pertain to the Barry Building, which may assist you with your work:

1. Letter to CHC re: Barry Building_07.15.24 – Alston & Bird letter to Ken Bernstein regarding the issuance of a Statement of Overriding Consideration (SOC) – attached as PDF

2. Letter to CHC Attachments – Exhibits to Alston & Bird Letter to Ken Bernstein – attached as PDF
3. Applicant's Presentation to CHC (Barry Building) (Final) – 9.5.24 – Applicant Presentation to CHC; refer to last page for public benefits/SOC – attached as PDF
4. CEQA Findings 10.20.2023 – CEQA Findings related to EIR Certification – attached as PDF
5. Draft Statement of Overriding Consideration – Draft language for a Statement of Overriding Consideration (SOC) – attached as Word document
6. Barry Building Retrofit Scope Costs 10_3_24 – Analysis prepared by Hill International re: economic feasibility of the rehabilitation alternatives studied in the EIR
7. Historic Resources Group email (10.14.24) - E-mail confirmation from historic resource consultant confirming that the updated scope provided in the Barry Building Retrofit Scope Costs 10_3_24 spreadsheet would comply with the Secretary's Standards of Rehabilitation and the California Historic Building Code

Additionally, below are links to the completed Draft Environmental Impact Report (DEIR) and the Final Environmental Impact Report (FEIR) and the associated Appendices referenced in the documents attached.

Draft EIR (DEIR) - 11973 San Vicente Boulevard Project
https://planning.lacity.gov/development-services/eir/11973-san-vicente-boulevard-project-0

Final EIR (FEIR) - 11973 San Vicente Boulevard Project
https://planning.lacity.gov/development-services/eir/11973-san-vicente-boulevard-project-1

I am going to provide other information but am still gathering it.

All the best,
Sean

TRACI PARK
COUNCILWOMAN
LOS ANGELES CITY COUNCIL
11TH DISTRICT

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park * 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
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Case No. ENV-2019-6645-EIR

mike@greatestentertainer.com Mike Friedman Tuesday, October 15, 2024 at 12:14:59 PM Pacific Daylight Time

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

Hello Mr. Younan. I have been a resident of Brentwood since 1991 and built my home in South Brentwood in 1998, where I currently reside. I am writing to express my concern about the property located at 11973 San Vicente Blvd. 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.

Mike Friedman

---

osama.younan@lacity.org Osama Younan Tuesday, October 15, 2024 at 12:53:35 PM Pacific Daylight Time

To: mike@greatestentertainer.com Mike Friedman

Thank you Mr. Friedman for your email, I will forward to the appropriate staff.

On Tue, Oct 15, 2024 at 12:30 PM Mike Friedman <mike@greatestentertainer.com> wrote:

> Hello Mr. Younan. I have been a resident of Brentwood since 1991 and built my home in South Brentwood in 1998, where I currently reside. I am writing to express my concern about the property located at 11973 San Vicente Blvd. 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.
>
> Mike Friedman

--
Osama Younan, PE
General Manager
Los Angeles Department of Building and Safety
201 N. Figueroa St Suite 1000

Los Angeles, CA 90012

Office (213) 482-6800
www.ladbs.org

---

osama.younan@lacity.org Osama Younan Tuesday, October 15, 2024 at 12:53:57 PM Pacific Daylight Time

To: Devin.Myrick@lacity.org Devin Myrick

---------- Forwarded message ---------
From: **Mike Friedman** <mike@greatestentertainer.com>
Date: Tue, Oct 15, 2024 at 12:30 PM
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>

Hello Mr. Younan. I have been a resident of Brentwood since 1991 and built my home in South Brentwood in 1998, where I currently reside. I am writing to express my concern about the property located at 11973 San Vicente Blvd. 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.

Mike Friedman

--
Osama Younan, PE
General Manager
Los Angeles Department of Building and Safety
201 N. Figueroa St Suite 1000
Los Angeles, CA 90012

Office (213) 482-6800
www.ladbs.org

---

sean.silva@lacity.org Sean Silva Tuesday, October 15, 2024 at 2:17:00 PM Pacific Daylight Time

To: mike@greatestentertainer.com Mike Friedman
Cc: Osama.younan@lacity.org Osama.younan@lacity.org, traci.park@lacity.org traci.park@lacity.org, jeff.khau@lacity.org jeff.khau@lacity.org, info@southbrentwood.org info@southbrentwood.org

Hi Mike,

Thanks for your email.

It is received, noted, and your sentiments will be passed on to the Councilwoman.

All the best,
Sean

TRACI PARK
COUNCILWOMAN
LOS ANGELES CITY COUNCIL
11TH DISTRICT

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park * 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |

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On Tue, Oct 15, 2024 at 12:30 PM Mike Friedman <mike@greatestentertainer.com> wrote:

> Hello Mr. Younan. I have been a resident of Brentwood since 1991 and built my home in South Brentwood in 1998, where I currently reside. I am writing to express my concern about the property located at 11973 San Vicente Blvd. 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.
>
> Mike Friedman

11973 San Vicente

jnsn714@hotmail.com Shoshanha Essakhar Friday, October 11, 2024 at 11:17:11 AM Pacific Daylight Time
To: Osama.younan@lacity.org Osama.younan@lacity.org

Good morning Dear Ossma I am a resident of Brentwood on south Bristol ave. I am writing you regarding 11973 San Vicente Blvd. I think it is much better to demolish the place as it has been sitting there abandoned for years. It would be much better if it turned into restaurants and businesses.

---

osama.younan@lacity.org Osama Younan Friday, October 11, 2024 at 12:15:07 PM Pacific Daylight Time
To: jnsn714@hotmail.com Shoshanha Essakhar

Received, thank you for your email.

On Fri, Oct 11, 2024 at 11:17 AM Shoshanha Essakhar <jnsn714@hotmail.com> wrote:

> Good morning
> Dear Ossma
> I am a resident of Brentwood on south Bristol ave. I am writing you regarding 11973 San Vicente Blvd. I think it is much better to demolish the place as it has been sitting there abandoned for years. It would be much better if it turned into restaurants and businesses.

--

Osama Younan, PE
General Manager
Los Angeles Department of Building and Safety
201 N. Figueroa St Suite 1000
Los Angeles, CA 90012

Office (213) 482-6800
www.ladbs.org

SUPPORT DEMOLITION OF THE BARRY BUILDING

jrstern@gte.net Joshua Stern Friday, October 11, 2024 at 9:45:25 AM Pacific Daylight Time
To: Osama.younan@lacity.org
Cc: traci.park@lacity.org, eff.khau@lacity.org, sean.silva@lacity.org, info@southbrentwood.org

I do support the demolition of the Barry Building on San Vicente.

As a long-time Brentwood resident I used to go to Dutton's Bookstore there, and still have the t-shirt! I could browse the books, but more often I'd order books there, after the clerks looked them up in the latest edition of the hard-copy books-in-print. Ah, those were the days!

But, preserve the building? Historic status? This building? It was never much of a building, folks. I've lived in an almost-historic house down in Long Beach, and I live now in a mid-century architecture apartment in Brentwood that is a much better example of the time, but that I fully expect will be redeveloped as condos when the time is ripe.

I'm not even sure what "existing architectural elements" could be incorporated in a replacement – an airy, rickety, branching staircase to the second floor? A completely forgettable and unused central space?

Hey, things change. They just shut down the local California Pizza Kitchen that has been there for 40 years, and The Cheesecake Factory down the block went away like ten years ago now, and anyway it had one or two previous lives, too.

Time to clear out this forgettable old wreck.

Maybe new development can attract a new bookstore?

Thanks,

Joshua Stern

The owner of the Barry Building at 11973 San Vicente Blvd.) is asking LADBS (Dept of Building & Safety) to set aside the building's historic status and allow demolition of the building based on safety considerations.

This building has been sitting vacant for 12+ years!

We need emails from local community members supporting demolition.

Safety considerations include:

- Fire – Unhoused individuals can camp out and start a fire that spreads to nearby businesses and residences.
- Earthquake – This soft story building cannot be brought to earthquake standards without spending more money than the building is worth.
- Vandalism and crime – It has already been stripped of copper wire.
- ADA compliance – Building isn't ADA compliant and bringing it into compliance would be cost-prohibitive.

Councilwoman Traci Park's office negotiated an agreement for any future development to incorporate some existing architectural elements.

---

sean.silva@lacity.org Sean Silva Friday, October 11, 2024 at 10:58:00 AM Pacific Daylight Time
To: jrstern@gte.net Joshua Stern
Cc: Osama.younan@lacity.org, traci.park@lacity.org, eff.khau@lacity.org, info@southbrentwood.org

Hi Joshua,

Thanks for your email.

We have received it and will pass it on to the Councilwoman.

All the best,
Sean

TRACI PARK
COUNCILWOMAN
LOS ANGELES CITY COUNCIL
11TH DISTRICT

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park * **11th District**
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |

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On Fri, Oct 11, 2024 at 9:45 AM Joshua Stern <jrstern@gte.net> wrote:

> I do support the demolition of the Barry Building on San Vicente.
>
> As a long-time Brentwood resident I used to go to Dutton's Bookstore there,
>
> and still have the t-shirt! I could browse the books, but more often I'd order
>
> books there, after the clerks looked them up in the latest edition of the
>
> hard-copy books-in-print. Ah, those were the days!

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Joshua Stern

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- Vandalism and crime – It has already been stripped of copper wire.
- ADA compliance – Building isn't ADA compliant and bringing it into compliance would be cost-prohibitive.

> Councilwoman Traci Park's office negotiated an agreement for any future development to incorporate some existing architectural elements.

Case No. ENV-2019-6645-EIR

greenjack@aol.com greenjack@aol.com Friday, October 11, 2024 at 9:06:37 AM Pacific Daylight Time
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)

---

sean.silva@lacity.org Sean Silva Friday, October 11, 2024 at 10:07:00 AM Pacific Daylight Time
To: greenjack@aol.com greenjack@aol.com
Cc: Osama.younan@lacity.org Osama.younan@lacity.org, traci.park@lacity.org traci.park@lacity.org, jeff.khau@lacity.org jeff.khau@lacity.org, info@southbrentwood.org info@southbrentwood.org

Hi Jack,

Thanks for your email.

We have received it and will pass along your message to the Councilwoman.

All the best,
Sean

TRACI PARK
COUNCILWOMAN
LOS ANGELES CITY COUNCIL
11TH DISTRICT

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park * 11th District
WESTCHESTER: 7166 W. Manchester Ave, LA, CA 90045
(310) 568-8772 TEL |

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On Fri, Oct 11, 2024 at 9:06 AM greenjack@aol.com <greenjack@aol.com> wrote:

> 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)

Meeting Request Regarding the Barry Building

aaron@afriat.com Aaron Green Wednesday, October 9, 2024 at 11:43:45 AM Pacific Daylight Time
To: osama.younan@lacity.org Osama Younan (osama.younan@lacity.org)
Cc: binh.phan@lacity.org binh.phan@lacity.org, faruk.sezer@lacity.org Faruk Sezer, Jeff.khau@lacity.org Jeff Khau, sean.silva@lacity.org Sean Silva, mike@afriat.com Mike Ai

Hi Osama – It's been a little while. I hope this finds you well.

I'm hoping I can find some time on your calendar in the near future to discuss a matter I'm working on, which is the proposed demolition of the Barry Building (11973 San Vicente) in Brentwood. The short background here, in case you're unfamiliar with the matter, is that our client owns this site, which is an HCM, and has had an application pending for a number of years for a demolition permit. Unlike most other instances where HCMs are proposed for demolition, there is no new project proposed here by our client. However, the property is also subject to the Soft Story Retrofit Ordinance and our client is simply trying to comply with the ordinance through demolition, which is allowed within the code. We have pretty robust support for the demolition and CD11 (whom I've CC'd here) are also in support of the demolition permit.

An EIR has been prepared for the demolition permit and a decision on the certification of the EIR, adoption of a statement of overriding consideration and the issuance of the demolition permit is now pending with your team. Given the uncommon nature of this matter and the fact that DBS is being asked to take the lead on the CEQA here, it's my hope that I can come in, along with one or two other members of the project team, to brief you on this in person. I've CC'd a few of the folks on your team who are working on this for their awareness.

Thank you very much for your consideration and I hope to connect soon.

Aaron

Aaron Green

President

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2779 O

818.422.8124 C

aaron@afriat.com




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Attachments:

image001.png 882

image002.png 859

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osama.younan@lacity.org Osama Younan Wednesday, October 9, 2024 at 12:59:30 PM Pacific Daylight Time

To: aaron@afriat.com Aaron Green
Cc: binh.phan@lacity.org binh.phan@lacity.org, faruk.sezer@lacity.org Faruk Sezer, Jeff.khau@lacity.org Jeff Khau, sean.silva@lacity.org Sean Silva, mike@afriat.com Mike Ai

Hi Aaron,

Thank you for your email. Do you have the permit application number?

On Wed, Oct 9, 2024 at 11:43 AM Aaron Green <aaron@afriat.com> wrote:

> Hi Osama – It's been a little while. I hope this finds you well.
>
> I'm hoping I can find some time on your calendar in the near future to discuss a matter I'm working on, which is the proposed demolition of the Barry Building (11973 San Vicente) in Brentwood. The short background here, in case you're unfamiliar with the matter, is that our client owns this site, which is an HCM, and has had an application pending for a number of years for a demolition permit. Unlike most other instances where HCMs are proposed for demolition, there is no new project proposed here by our client. However, the property is also subject to the Soft Story Retrofit Ordinance and our client is simply trying to comply with the ordinance through demolition, which is allowed within the code. We have pretty robust support for the demolition and CD11 (whom I've CC'd here) are also in support of the demolition permit.
>
> An EIR has been prepared for the demolition permit and a decision on the certification of the EIR, adoption of a statement of overriding consideration and the issuance of the demolition permit is now pending with your team. Given the uncommon nature of this matter and the fact that DBS is being asked to take the lead on the CEQA here, it's my hope that I can come in, along with one or two other members of the project team, to brief you on this in person. I've CC'd a few of the folks on your team who are working on this for their awareness.
>
> Thank you very much for your consideration and I hope to connect soon.
>
> Aaron
>
> Aaron Green
>
> President

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2779 O

818.422.8124 C

aaron@afriat.com




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--

Osama Younan, PE
General Manager
Los Angeles Department of Building and Safety
201 N. Figueroa St Suite 1000
Los Angeles, CA 90012

Office (213) 482-6800
www.ladbs.org

Attachments:

image001.png 882

image002.png 859

---

faruk.sezer@lacity.org Faruk Sezer Wednesday, October 9, 2024 at 1:21:12 PM Pacific Daylight Time
To: osama.younan@lacity.org Osama Younan
Cc: Devin.Myrick@lacity.org Devin Myrick, kenneth.fong@lacity.org Kenneth Fong

Hi Osama,

This concerns the 11973 San Vicente Blvd project. GCR has had multiple meetings with the Planning Department, the historic group, their attorney, and Ken Fong. Based on discussions with the Planning CA and their staff, DBS should certify the EIR. I have drafted the language and shared it with Devin and Ken Fong.

We now need to determine the appropriate parties for addressing the certification: who it should be addressed to, whether it should come from GCR or the General Manager, and who should be signing it. Please see the attached draft memo I prepared.

Please let me know if you like to discuss it further.

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 Wed, Oct 9, 2024 at 1:00 PM Osama Younan <osama.younan@lacity.org> wrote:

> Hi Aaron,
>
> Thank you for your email. Do you have the permit application number?
>
> On Wed, Oct 9, 2024 at 11:43 AM Aaron Green <aaron@afriat.com> wrote:
>
> > Hi Osama – It's been a little while. I hope this finds you well.
> >
> > I'm hoping I can find some time on your calendar in the near future to discuss a matter I'm working on, which is the proposed demolition of the Barry Building (11973 San Vicente) in Brentwood. The short background here, in case you're unfamiliar with the matter, is that our client owns this site, which is an HCM, and has had an application pending for a number of years for a demolition permit. Unlike most other instances where HCMs are proposed for demolition, there is no new project proposed here by our client. However, the property is also subject to the Soft Story Retrofit Ordinance and our client is simply trying to comply with the ordinance through demolition, which is allowed within the code. We have pretty robust support for the demolition and CD11 (whom I've CC'd here) are also in support of the demolition permit.
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> > An EIR has been prepared for the demolition permit and a decision on the certification of the EIR, adoption of a statement of overriding consideration and the issuance of the demolition permit is now pending with your team. Given the uncommon nature of this matter and the fact that DBS is being asked to take the lead on the CEQA here, it's my hope that I can come in, along with one or two other members of the project team, to brief you on this in person. I've CC'd a few of the folks on your team who are working on this for their awareness.
> >
> > Thank you very much for your consideration and I hope to connect soon.
> >
> > Aaron
> >
> > Aaron Green
> >
> > President
> >
> > The Afriat Consulting Group, Inc.
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> > 4107 Magnolia Boulevard

Burbank, CA 91505

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818.422.8124 C

aaron@afriat.com



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--

Osama Younan, PE
General Manager
Los Angeles Department of Building and Safety
201 N. Figueroa St Suite 1000
Los Angeles, CA 90012

Office (213) 482-6800
www.ladbs.org

Attachments:

image001.png 882

image002.png 859

MEMO BLANK draft..docx 28k

---

osama.younan@lacity.org Osama Younan Wednesday, October 9, 2024 at 1:32:47 PM Pacific Daylight Time

To: faruk.sezer@lacity.org Faruk Sezer
Cc: Devin.Myrick@lacity.org Devin Myrick, kenneth.fong@lacity.org Kenneth Fong

Thank you, who should this come from? Binh?

On Wed, Oct 9, 2024 at 1:21 PM Faruk Sezer <faruk.sezer@lacity.org> wrote:

Hi Osama,

This concerns the 11973 San Vicente Blvd project. GCR has had multiple meetings with the Planning Department, the historic group, their attorney, and Ken Fong. Based on discussions with the Planning CA and their staff, DBS should certify the EIR. I have drafted the language and shared it with Devin and Ken Fong.

We now need to determine the appropriate parties for addressing the certification: who it should be addressed to, whether it should come from GCR or the General Manager, and who should be signing it. Please see the attached draft memo I prepared.
Please let me know if you like to discuss it further.

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 Wed, Oct 9, 2024 at 1:00 PM Osama Younan <osama.younan@lacity.org> wrote:

Hi Aaron,

Thank you for your email. Do you have the permit application number?

On Wed, Oct 9, 2024 at 11:43 AM Aaron Green <aaron@afriat.com> wrote:

Hi Osama – It's been a little while. I hope this finds you well.

I'm hoping I can find some time on your calendar in the near future to discuss a matter I'm working on, which is the proposed demolition of the Barry Building (11973 San Vicente) in Brentwood. The short background here, in case you're unfamiliar with the matter, is that our client owns this site, which is an HCM, and has had an application pending for a number of years for a demolition permit. Unlike most other instances where HCMs are proposed for demolition, there is no new project proposed here by our client. However, the property is also subject to the Soft Story Retrofit Ordinance and our client is simply trying to comply with the ordinance through demolition, which is allowed within the code. We have pretty robust support for the demolition and CD11 (whom I've CC'd here) are also in support of the demolition permit.

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Thank you very much for your consideration and I hope to connect soon.

Aaron

Aaron Green

President

The Afriat Consulting Group, Inc.

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Burbank, CA 91505

818.450.2779 O

818.422.8124 C

aaron@afriat.com





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faruk.sezer@lacity.org Faruk Sezer Wednesday, October 9, 2024 at 1:39:54 PM Pacific Daylight Time
To: osama.younan@lacity.org Osama Younan
Cc: Devin.Myrick@lacity.org Devin Myrick, kenneth.fong@lacity.org Kenneth Fong

This is what we're trying to clarify. Ken and Devin were waiting for your return to discuss it further. Ken is included here as well to provide his input
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
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On Wed, Oct 9, 2024 at 1:33 PM Osama Younan <osama.younan@lacity.org> wrote:
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> On Wed, Oct 9, 2024 at 1:21 PM Faruk Sezer <faruk.sezer@lacity.org> wrote:
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> > Faruk Sezer, MS, PE, CASp, I.C.C
> > Building Civil Engineer
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> > > Hi Aaron,
> > >
> > > Thank you for your email. Do you have the permit application number?
> > >
> > > On Wed, Oct 9, 2024 at 11:43 AM Aaron Green <aaron@afriat.com> wrote:
> > >
> > > > Hi Osama – It's been a little while. I hope this finds you well.
> > > >
> > > > I'm hoping I can find some time on your calendar in the near future to discuss a matter I'm working on, which is the proposed demolition of the Barry Building (11973 San Vicente) in Brentwood. The short background here, in

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Thank you very much for your consideration and I hope to connect soon.

Aaron

Aaron Green

President

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

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818.450.2779 O

818.422.8124 C

aaron@afriat.com




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Attachments:

image001.png 882

image002.png 859

---

aaron@afriat.com Aaron Green Wednesday, October 9, 2024 at 1:54:34 PM Pacific Daylight Time
To: osama.younan@lacity.org Osama Younan
Cc: binh.phan@lacity.org binh.phan@lacity.org, faruk.sezer@lacity.org Faruk Sezer, Jeff.khau@lacity.org Jeff Khau, sean.silva@lacity.org Sean Silva, mike@afriat.com Mike Ai

Hi Osama – Thanks for getting back to me so quickly.

The plan check number is B19LA2375 and the permit application number is 19019-10000-05593. Please note that, due to the time it's taking to process the environmental and other components of this permit, a request for an extension of the plan check was submitted yesterday, which is attached for your reference.

My best.

Aaron

From: Osama Younan <osama.younan@lacity.org>
Sent: Wednesday, October 9, 2024 1:00 PM
To: Aaron Green aaron@afriat.com
Cc: binh.phan@lacity.org; Faruk Sezer faruk.sezer@lacity.org; Jeff Khau Jeff.khau@lacity.org; Sean Silva sean.silva@lacity.org; Mike Ai mike@afriat.com
Subject: Re: Meeting Request Regarding the Barry Building

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> Aaron
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> Aaron Green
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> President
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> 818.450.2779 O
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Attachments:

image001.png 882

image002.png 859

Justification for Demolition Plan Check No. BL19LA2375 for 11973 W San Vicente Blvd 10.07.24(44988133.2).pdf 1.0M

---

osama.younan@lacity.org Osama Younan Thursday, October 10, 2024 at 7:42:36 AM Pacific Daylight Time

To: aaron@afriat.com Aaron Green
Cc: binh.phan@lacity.org binh.phan@lacity.org, faruk.sezer@lacity.org Faruk Sezer, Jeff.khau@lacity.org Jeff Khau, sean.silva@lacity.org Sean Silva, mike@afriat.com Mike Ai

Hi Aaron,

Faruk Sezer has been the lead on this matter and is working on it. Faruk will notify the applicant when it is completed. Faruk is working very closely with the City Attorney's Office.

Thanks!

Osama Younan, PE
General Manager
Los Angeles Department of Building and Safety
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Los Angeles, CA 90012

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On Wed, Oct 9, 2024 at 1:54 PM Aaron Green <aaron@afriat.com> wrote:

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> Aaron

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Sent: Wednesday, October 9, 2024 1:00 PM
To: Aaron Green aaron@afriat.com
Cc: binh.phan@lacity.org; Faruk Sezer faruk.sezer@lacity.org; Jeff Khau Jeff.khau@lacity.org; Sean Silva sean.silva@lacity.org; Mike Ai mike@afriat.com
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Attachments:

image001.png 882

image002.png 859

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aaron@afriat.com Aaron Green Thursday, October 10, 2024 at 9:58:41 AM Pacific Daylight Time
To: osama.younan@lacity.org Osama Younan
Cc: binh.phan@lacity.org binh.phan@lacity.org, faruk.sezer@lacity.org Faruk Sezer, Jeff.khau@lacity.org Jeff Khau, sean.silva@lacity.org Sean Silva, mike@afriat.com Mike Ai

Hi Osama – Thank you very much. We greatly appreciate the Department's time and attention to this matter.

Hi Faruk – If there's anything that we as the applicant team can do to be of assistance while you're working through this, please just let me know.

My best to everyone.

Aaron

From: Osama Younan <osama.younan@lacity.org>
Sent: Thursday, October 10, 2024 7:43 AM
To: Aaron Green <aaron@afriat.com>
Cc: binh.phan@lacity.org; Faruk Sezer <faruk.sezer@lacity.org>; Jeff Khau <Jeff.khau@lacity.org>; Sean Silva <sean.silva@lacity.org>; Mike Ai <mike@afriat.com>
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Cc: binh.phan@lacity.org; Faruk Sezer faruk.sezer@lacity.org; Jeff Khau Jeff.khau@lacity.org; Sean Silva sean.silva@lacity.org; Mike Ai mike@afriat.com
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Los Angeles, CA 90012

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Attachments:

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image002.png 859

FORM GEN. 160 (REV. 6-80)

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
INTRA-DEPARTMENTAL CORRESPONDENCE

DATE:

TO:

FROM:

SUBJECT: Certification of Environmental Impact Report (EIR# ENV-2019-6645-EIR) for 11973 San Vicente Boulevard Project – Proposed Demolition of Barry Building

PROJECT DESCRIPTION:

The 11973 W San Vicente Boulevard Project (Project) consists of the demolition of an existing two-story commercial building, commonly referred to as the Barry Building.

This memo serves to certify the Final Environmental Impact Report (EIR# ENV-2019-6645-EIR) for the project located at 11973 W San Vicente Boulevard. The certification is based on the following conditions:

1. The Final EIR for the 11973 W San Vicente Boulevard Project has been completed in compliance with the California Environmental Quality Act (CEQA).
2. The Final EIR was presented to the Department of Building and Safety (DBS) as the decision-making body of the lead agency. DBS reviewed and considered the information contained in the EIR prior to approving the project.
3. The Final EIR reflects the independent judgment and analysis of the lead agency.
4. The Department of Building and Safety is certifying the Final EIR based on the recommendation received during the Cultural Heritage Commission (CHC) meeting held on September 5, 2024, in which the EIR was recommended for certification.

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

Name:

11973 SAN VICENTE BLVD.

anngold@gmail.com Ann Gold Monday, October 7, 2024 at 10:39:21 AM Pacific Daylight Time
To: osama.younan@lacity.org

Please have this eyesore removed. I can't believe it is still there.
Thank you.

Ann Gold

Please-

1. **Certify the EIR**
2. **Adopt a Statement of Overriding Considerations (SOC) to justify the demolition of the Barry Building**
3. **Issue the demolition permit for the Barry Buildinb**

Fwd: Certification of EIR for Barry Building 11973-11975 W. San Vicente Boulevard

faruk.sezer@lacity.org Faruk Sezer Thursday, October 3, 2024 at 1:05:04 PM Pacific Daylight Time
To: binh.phan@lacity.org Binh Phan

fyi

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
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---------- Forwarded message ---------
From: **Devin Myrick** <Devin.Myrick@lacity.org>
Date: Thu, Oct 3, 2024 at 10:14 AM
Subject: Fwd: Certification of EIR for Barry Building 11973-11975 W. San Vicente Boulevard
To: John Weight <john.weight@lacity.org>, Kenneth Fong <kenneth.fong@lacity.org>
Cc: Faruk Sezer <faruk.sezer@lacity.org>, Hector Buitrago <hector.buitrago@lacity.org>

Good morning John and Kenneth,

I'm forwarding Faruk's email with the EIR Certification draft. Based on the 3/21/24 inter-departmental correspondence from Milena Zasadzien (attached), "CEQA Environmental Findings ... to either issue or not issue demolition permits for the Project, have not 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."

Based on that statement, our certification is only certifying the three items mentioned at the end of the correspondence, namely, 1) the EIR has been completed in compliance with the CEQA, 2) the EIR was presented to DBS and has been reviewed prior to approving the project, and 3) the EIR reflects the independent judgement and analysis of the lead agency (which is the City, per the correspondence).

We prepared the certification in memo format because no direction was provided. At this point, we are awaiting next steps to formally complete the certification if there are no objections or pivot if necessary. Please advise.

Devin Myrick, PSHRA-SCP
Asst. Deputy Superintendent of Bldg.
Government & Community Relations
City of Los Angeles Department of Building and Safety
201 N Figueroa St.
Los Angeles, Ca 90012
(213) 792-8291

---------- Forwarded message ---------
From: **Faruk Sezer** <faruk.sezer@lacity.org>
Date: Wed, Oct 2, 2024 at 1:08 PM
Subject: Certification of EIR for Barry Building 11973-11975 W. San Vicente Boulevard
To: Devin Myrick <Devin.Myrick@lacity.org>, Kenneth Fong <kenneth.fong@lacity.org>
Cc: Hector Buitrago <hector.buitrago@lacity.org>

Hi Devin

As per your suggestion, I've worked on the certification of the EIR and inserted it into the internal memo document. Please see the attached file for your review. I'd appreciate your feedback.

Hi Ken

Additionally, were you able to contact the City Planning CA team to find out how the EIR should be formatted and to whom it should be addressed?

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

Attachments:

MEMO BLANK draft..docx 28k

DCP CEQA Cert recommendation to DBS_3.21.24_final.pdf 263k

FORM GEN. 160 (REV. 6-80)

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
INTRA-DEPARTMENTAL CORRESPONDENCE

DATE:

TO:

FROM:

SUBJECT: Certification of Environmental Impact Report (EIR# ENV-2019-6645-EIR) for 11973 San Vicente Boulevard Project – Proposed Demolition of Barry Building

PROJECT DESCRIPTION:

The 11973 W San Vicente Boulevard Project (Project) consists of the demolition of an existing two-story commercial building, commonly referred to as the Barry Building.

This memo serves to certify the Final Environmental Impact Report (EIR# ENV-2019-6645-EIR) for the project located at 11973 W San Vicente Boulevard. The certification is based on the following conditions:

1. The Final EIR for the 11973 W San Vicente Boulevard Project has been completed in compliance with the California Environmental Quality Act (CEQA).
2. The Final EIR was presented to the Department of Building and Safety (DBS) as the decision-making body of the lead agency. DBS reviewed and considered the information contained in the EIR prior to approving the project.
3. The Final EIR reflects the independent judgment and analysis of the lead agency.
4. The Department of Building and Safety is certifying the Final EIR based on the recommendation received during the Cultural Heritage Commission (CHC) meeting held on September 5, 2024, in which the EIR was recommended for certification.

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

Name:

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

Re: Barry Building EIR - DCP memo to DBS

frank.lara@lacity.org Frank Lara Tuesday, March 26, 2024 at 7:32:23 AM Pacific Daylight Time
To: milena.zasadzien@lacity.org Milena Zasadzien
Cc: veronica.lopez@lacity.org Veronica Lopez, osama.younan@lacity.org Osama Younan, Mindy.Nguyen@lacity.org Mindy Nguyen, kathryn.phelan@lacity.org Kathryn Phelan, lucy.atwood@lacity.org Lucy Atwood, faruk.sezer@lacity.org Faruk Sezer, hector.buitrago@lacity.org Hector Buitrago

Hi Milena,
Please include Veronica Lopez, Faruk Sezer, Hector Buitrago and myself in your coordination of the meeting.
Thanks

On Thu, Mar 21, 2024 at 11:28 AM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:

> Hi Frank,
>
> Please see attached memo from Planning regarding recommendations to DBS to certify the Barry Building EIR. The EIR was completed in compliance with CEQA and concluded that the demolition of the Barry Building would result in significant and unavoidable impacts to historic resources.
>
> If DBS decides to approve the demolition permit, additional CEQA actions and findings would need to be made.
>
> It would be helpful to set up a follow up meeting to discuss coordination and next steps for this project. If you could let me know which DBS staff to include in the conversation, I can follow up with scheduling a meeting.
>
> Please let me know if you have any questions or concerns in the meantime.
>
> Best regards,
> Milena
>
> --
> LOS ANGELES CITY PLANNING
>
> **Milena Zasadzien**
> Principal City Planner, Major Projects
> **Los Angeles City Planning**
> 221 N. Figueroa Street, Suite 1350
> Los Angeles, CA 90012
> milena.zasadzien@lacity.org
> T: 213.847.3636 | Planning4LA.org
> E-NEWS

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

Attachments:

DCP CEQA Cert recommendation to DBS_3.21.24_final.pdf 263k

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milena.zasadzien@lacity.org Milena Zasadzien Tuesday, March 26, 2024 at 11:54:08 AM Pacific Daylight Time

To: frank.lara@lacity.org Frank Lara
Cc: veronica.lopez@lacity.org Veronica Lopez, osama.younan@lacity.org Osama Younan, Mindy.Nguyen@lacity.org Mindy Nguyen, kathryn.phelan@lacity.org Kathryn Phelan, lucy.atwood@lacity.org Lucy Atwood, faruk.sezer@lacity.org Faruk Sezer,

hector.buitrago@lacity.org Hector Buitrago

Great, I just sent an invite for this Thursday at 11am. Talk then.

On Tue, Mar 26, 2024 at 7:33 AM Frank Lara <frank.lara@lacity.org> wrote:

> Hi Milena,
> Please include Veronica Lopez, Faruk Sezer, Hector Buitrago and myself in your coordination of the meeting.
> Thanks
>
> On Thu, Mar 21, 2024 at 11:28 AM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:
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> > Hi Frank,
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> > LOS ANGELES CITY PLANNING
> >
> > **Milena Zasadzien**
> > Principal City Planner, Major Projects
> > **Los Angeles City Planning**
> > 221 N. Figueroa Street, Suite 1350
> > Los Angeles, CA 90012
> > milena.zasadzien@lacity.org
> > T: 213.847.3636 | Planning4LA.org
> > E-NEWS
>
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> **Frank Lara**
> **Director of Government and Community Relations**
> **DSCM / Zoning / Code Studies**
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> **Los Angeles, CA 90012**
> **(213) 482-6805 main**
> **(213) 482-0447 direct**
> **E-mail: frank.lara@lacity.org**

--
LOS ANGELES CITY PLANNING

Milena Zasadzien
Principal City Planner, Major Projects
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
milena.zasadzien@lacity.org
T: 213.847.3636 | Planning4LA.org
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Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date are required to use the new forms available on the Department's Forms page.

kathryn.phelan@lacity.org Kathryn Phelan Wednesday, September 25, 2024 at 9:49:53 AM Pacific Daylight Time

To: faruk.sezer@lacity.org Faruk Sezer
Cc: lucy.atwood@lacity.org Atwood, Lucy, kenneth.fong@lacity.org Fong, Kenneth

Hello Faruk,
Please see the memo from Planning. If you look at the recommended actions at the end of the memo, those are the three statements DBS needs to make to certify the EIR.

Thanks,
Kathy

Kathryn C. Phelan | Deputy City Attorney | She/Her
Land Use Division | City Attorney's Office | City of Los Angeles
kathryn.phelan@lacity.org | 213.978.8242

I am working remotely. Because I may not receive regular mail or other deliveries during this period of time, please e-mail copies of anything you send by regular mail or delivery. Please send all e-served documents in your case to the e-mail addresses for any City attorney who has appeared in your case, or who has communicated with you by e-mail on your matter.

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****

---------- Forwarded message ---------
From: **Milena Zasadzien** <milena.zasadzien@lacity.org>
Date: Thu, Mar 21, 2024 at 11:28 AM
Subject: Barry Building EIR - DCP memo to DBS
To: Frank Lara <frank.lara@lacity.org>, Veronica Lopez <veronica.lopez@lacity.org>, Osama Younan <osama.younan@lacity.org>
Cc: Mindy Nguyen <Mindy.Nguyen@lacity.org>, Kathryn Phelan <kathryn.phelan@lacity.org>, Lucy Atwood <lucy.atwood@lacity.org>

Hi Frank,

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Please let me know if you have any questions or concerns in the meantime.

Best regards,
Milena

--

LOS ANGELES CITY PLANNING
Milena Zasadzien
Principal City Planner, Major Projects
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E-NEWS

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****

Attachments:

DCP CEQA Cert recommendation to DBS_3.21.24_final.pdf 263k

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faruk.sezer@lacity.org Faruk Sezer Thursday, September 26, 2024 at 6:38:34 PM Pacific Daylight Time
To: kathryn.phelan@lacity.org Kathryn Phelan
Cc: lucy.atwood@lacity.org Atwood, Lucy, kenneth.fong@lacity.org Fong, Kenneth

Thanks Kathryn,
I will get back to you if I have further questions. Your help is much appreciated.

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
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On Wed, Sep 25, 2024 at 9:50 AM Kathryn Phelan <kathryn.phelan@lacity.org> wrote:

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> Kathy
>
> **Kathryn C. Phelan** | **Deputy City Attorney** | She/Her
> Land Use Division | City Attorney's Office | City of Los Angeles
> **kathryn.phelan@lacity.org** | 213.978.8242
>
> I am working remotely. Because I may not receive regular mail or other deliveries during this period of time, please e-mail copies of anything you send by regular mail or delivery. Please send all e-served documents in your case to the e-mail addresses for any City attorney who has appeared in your case, or who has communicated with you by e-mail on your matter.
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From: **Milena Zasadzien** <milena.zasadzien@lacity.org>
Date: Thu, Mar 21, 2024 at 11:28 AM
Subject: Barry Building EIR - DCP memo to DBS
To: Frank Lara <frank.lara@lacity.org>, Veronica Lopez <veronica.lopez@lacity.org>, Osama Younan <osama.younan@lacity.org>
Cc: Mindy Nguyen <Mindy.Nguyen@lacity.org>, Kathryn Phelan <kathryn.phelan@lacity.org>, Lucy Atwood <lucy.atwood@lacity.org>

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Best regards,
Milena

--

LOS ANGELES CITY PLANNING

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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.

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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

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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

RE: 09-05-2024 CHC Commission Meeting ... REQUEST TO DEFER ITEM 4 - Comments for Agenda Item 4 (Barry Building, HCM #887, CHC-2007-1585-HCM, ENV-2019-6645-EIR) ... See Email for Details of Objection ...

ziggykruse2005@yahoo.com Ziggy Kruse

Wednesday, September 4, 2024 at 5:02:01 PM Pacific Daylight Time

To: ziggykruse2005@yahoo.com Ziggy Kruse
To: chc@lacity.org Planning CHC, ari.briski@lacity.org Ari Briski
Cc: hydee.feldsteinsoto@lacity.org Hydee Feldstein-Soto, faruk.sezer@lacity.org Faruk Sezer, veronica.lopez@lacity.org Veronica Lopez, mindy.nguyen@lacity.org Mindy Nguyen, melissa.jones@lacity.org Melissa Jones, councilmember.park@lacity.org Councilmember Park, jeff.khau@lacity.org Jeff Khau, clkesq@outlook.com Esq. Coryn Kahn, bob.blue@live.com Bob Blue, ziggykruse2005@yahoo.com Ziggy Kruse

VIA EMAIL TO:

Cultural Heritage Commission: chc@lacity.org
Ariane Briski, Commission Office Manager: ariane.briski@lacity.org

Subject: Violations of Public's Due Process Rights, and **Objections to the September 5, 2024 Cultural Heritage Commission Hearing of 11973 San Vicente Blvd, ENV-2019-6645-EIR (SCH No. 2020110210), Barry Building HCM #887** (Agenda Item 4)

Dear Commissioners:

This letter provides our official objections to the Cultural Heritage Commission (CHC) regarding the hearing in connection with the Barry Building (HCM 887) and the Final EIR as well as the Statement of Overriding Considerations. The agenda description is as follows:

> *Cultural Heritage Commission response to the Los Angeles Department of Building and Safety's May 9, 2024 correspondence regarding the certification of the Environmental Impact Report (EIR),11973 San Vicente Blvd, ENV-2019-6645-EIR (SCH No. 2020110210), as well as the Staff Recommendation Report.*

Reason for Objections:

The public's **Due Process Rights** were violated when Staff failed to review the input from the Public while preparing its Recommendation Report, and therefore did not provide the commissioners with the complete information provided in the Case File ENV-0219-6645-EIR.

Background:

During our meeting with Mindy Nguyen from City Planning, and Melissa Jones from the Office of Historic Resources (collectively referred to as "Staff") on Friday, August 30, 2024, we were informed that Staff did not take into consideration any of the rebuttals submitted by Sieglinde and Robert Blue, as well as from Corin Kahn, Esq.

Staff acknowledged that they did not read the letters. In fact, these letters were not included in the case file, which we reviewed that day.

In those rebuttals we raised a number of inadequacies in the Final Environmental Impact Report (EIR) and included supporting documents.

For example, Mr. Kahn's March 5, 2024 letter supplemented previous letters regarding legal deficiencies in the Draft EIR and raised defects in the Alternative Analysis. ***(Please see Ariane Briski for Attachment A)***

In his March 12, 2024 letter Mr. Kahn listed four (4) central criticisms of the **FEIR, Response to Comments**, which were:

1. APPROVAL OF A PROJECT WITHOUT AN IDENTIFIED REPLACEMENT;

2. DEMOLITION OF A HISTORIC AND CULTURALLY SIGNIFICANT BUILDING BY NEGLECT;

3. AVOIDANCE OF ISSUES BY TECHNICAL OR DISINGENUOUS ARGUMENTS; and

4. PIECEMEAL APPROVAL OF A PROJECT
(Please see Ariane Briski for Attachment B)

Another example is our November 6, 2023 letter, in which we asked that the letter be distributed to "all board members and commissioners". However, Staff did not do that. ***(Please see Ariane Briski for Attachment C)***

The letter itself addressed the "Parcel Ownership", which we documented with Attachments A through E of that letter.

Our November 29, 2023 letter states our rebuttal to the statement made in Appendix D of the FEIR (Historic Resources Group Response Memo, dated May 11, 2023 (Response to Comment No. B1-5)). ***(Please see Ariane Briski for Attachment D)***

We provided clear connections between the Barry Building, David Barry and the Coral Trees on San Vicente.

However, **none of these letters** and the facts provided within **were provided** by Staff to your commission prior to the September 5, 2024 commission meeting.

In addition, during our August 5, 2024 meeting Staff acknowledged that their omission of our submittals was in error and it would be remedied by providing the CHC with an addendum to the Staff Reports.

Lastly, in an email from Staff sent to us on 09-03-2024, we were informed that Staff "... *will not be responding to the rebuttals until the time for a decision for the demolition permit arrives. That said, if you would like to submit anything directly to the CHC for their review, please do so in advance of Thursday.*" ***(Attachment E)*** *Based on this email we submitted our comment / objection letter in advance of Thursday's meeting, but that letter was considered a "non-complying submission and included in the case file" instead.*

This is patently unfair, especially since the additional documents submitted by the Applicant were considered, even though those documents were also submitted after the FEIR was released and after the above referenced letters were submitted.

Conclusion:
The public's Due Process Rights were violated by the public Agency by not reviewing and including submittals to the Case File by the Public.

Staff considered the Applicant's written comments which were submitted later, but not the public's written comments which were submitted before the applicant's written comments. **This is patently unfair**.

Therefore, we are asking that the Cultural Heritage Commission **defer its hearing of ENV-2019-6645-EIR** to a later date when Staff presents the letters referenced above in an addendum to their report to the CHC so that the Commission can consider these letters before making a decision on their recommendation for the EIR and SOC.

Sincerely,

Sieglinde Kruse Blue Robert Blue

CC list:
Hydee Feldstein-Soto, LA City Attorney: hydee.feldsteinsoto@lacity.org
Faruk Sezer, LADBS: faruk.sezer@lacity.org
Veronica Lopez, LABDS: veronica.lopez@lacity.org
Mindy Nguyen, City Planning: mindy.nguyen@lacity.org
Melissa Jones, OHR: melissa.jones@lacity.org
Councilmember Park, CD 11: councilmember.park@lacity.org
Jeff Khau, CD 11 Planning Deputy: jeff.khau@lacity.org
Corin Kahn, Esq.: clkesq@outlook.com
Robert Blue: bob.blue@live.com
Sieglinde "Ziggy" Kruse Blue: ziggykruse2005@yahoo.com

List of Attachments (*Please see Ariane Briski for Attachments)* :

Attachment A: 2024-03-05_Corin Kahn's SUPPLEMENTAL Comments
Attachment B: 2024-03-12_Corin Kahn's_2nd Supp comments_ENV-2019-6645-EIR
Attachment C: 2023-11-06_Rebuttal and Comment Letter on Barry Building Final EIR_FINAL
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Attachment E: 2024-09-03_Email from Mindy Nguyen to Melissa Jones

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Attachments:

Attachment E_2024-09-03_Email from Mindy Nguyen to Melissa Jones.pdf 269k

---

chc@lacity.org Planning CHC Thursday, September 5, 2024 at 8:04:54 AM Pacific Daylight Time
To: ziggykruse2005@yahoo.com Ziggy Kruse
Cc: ari.briski@lacity.org Ari Briski, hydee.feldsteinsoto@lacity.org Hydee Feldstein-Soto, faruk.sezer@lacity.org Faruk Sezer, veronica.lopez@lacity.org Veronica Lopez, mindy.nguyen@lacity.org Mindy Nguyen, melissa.jones@lacity.org Melissa Jones, councilmember.park@lacity.org Councilmember Park, jeff.khau@lacity.org Jeff Khau, clkesq@outlook.com Esq. Coryn Kahn, bob.blue@live.com Bob Blue

Thank you,

This comment has been received and will be distributed.

-Ari

On Wed, Sep 4, 2024 at 5:02 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> VIA EMAIL TO:
>
> Cultural Heritage Commission: chc@lacity.org
> Ariane Briski, Commission Office Manager: ariane.briski@lacity.org
>
> Subject: Violations of Public's Due Process Rights, and **Objections to the September 5, 2024 Cultural Heritage Commission Hearing of 11973 San Vicente Blvd, ENV-2019-6645-EIR (SCH No. 2020110210), Barry Building HCM #887** (Agenda Item 4)
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Sincerely,

Sieglinde Kruse Blue Robert Blue

CC list:
Hydee Feldstein-Soto, LA City Attorney: hydee.feldsteinsoto@lacity.org
Faruk Sezer, LADBS: faruk.sezer@lacity.org
Veronica Lopez, LABDS: veronica.lopez@lacity.org
Mindy Nguyen, City Planning: mindy.nguyen@lacity.org
Melissa Jones, OHR: melissa.jones@lacity.org
Councilmember Park, CD 11: councilmember.park@lacity.org
Jeff Khau, CD 11 Planning Deputy: jeff.khau@lacity.org
Corin Kahn, Esq.: clkesq@outlook.com
Robert Blue: bob.blue@live.com
Sieglinde "Ziggy" Kruse Blue: ziggykruse2005@yahoo.com

List of Attachments (*Please see Ariane Briski for Attachments)* :

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Attachment E: 2024-09-03_Email from Mindy Nguyen to Melissa Jones

Re: Barry Building HCM ... 11973 San Vicente Blvd. (ENV-2019-6645-EIR) ... Follow up re. documents provided at today's meeting ... Please see email for details ...

From: Mindy Nguyen (mindy.nguyen@lacity.org)

To: melissa.jones@lacity.org

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

Date: Tuesday, September 3, 2024 at 05:52 PM PDT

Hi Ziggy,

We will also be getting answers to the questions you posed on Friday by Thursday morning; however, we will not be responding to the rebuttals until the time for a decision for the demolition permit arrives. That said, if you would like to submit anything directly to the CHC for their review, please do so in advance of Thursday.

Thanks,

> On Tue, Sep 3, 2024 at 9:57 AM Melissa Jones <melissa.jones@lacity.org> wrote:
>
> Hi Ziggy,
>
> The letter in its entirety is linked to from the staff report for Thursday's CHC hearing available online here: Barry_Building_HCM_887_Staff_Report.pdf (lacity.gov).
>
> Thank you,
> Melissa
>
> LOS ANGELES CITY PLANNING
>
> **Melissa Jones**
> Pronouns: She, Her, Hers
> City Planner
> **Los Angeles City Planning**
> **Office of Historic Resources**
> 221 North Figueroa Street, Suite 1350
> Los Angeles, CA 90012
> T: (213) 847-3679 | Planning4LA.org
> E-NEWS
>
> On Fri, Aug 30, 2024 at 8:43 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:
>
> Hello Mindy and Melissa:
>
> Thank you both for taking the time to meet with us this morning. - We both learned a lot, but there are still a lot of questions we will seek answers to in the next couple of days.
>
> In the meantime, please provide us with all of the attachments that were part of Mr. Casey's 07-15-2024 letter, which was send by email to Mr. Bernstein. That letter mentions the following attachments:
>
> 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. Zasadzian (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 Dep1.) regarding Cost Analysis

F. **Attachment F:** *Barry Building Renovations* by Hill International. November 2022 (Attachment F 10 the Cost Analysis letter above)

G. **Attachment G:** *Barry Building Land Residual Analysis by* CBRE Brokerage, March 2023 (Pro forma) (Attachment G 10 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

Please provide these attachments in electronic format as they were shared that way with Mr. Bernstein.

We thank you in advance for your help with this.

Sincerely,
Ziggy and Bob

--

LOS ANGELES CITY PLANNING

Mindy Nguyen
Pronouns: She, Hers, Her
Senior City Planner | Major Projects
Los Angeles City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
T: (213) 833-8093 | Planning4LA.org
E-NEWS

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

RE: 09-05-2024 CHC Commission Meeting ... REQUEST TO DEFER ITEM 4 - Comments for Agenda Item 4 (Barry Building, HCM #887, CHC-2007-1585-HCM, ENV-2019-6645-EIR) ...

ziggykruse2005@yahoo.com Ziggy Kruse

Wednesday, September 4, 2024 at 1:48:39 PM Pacific Daylight Time

To: ziggykruse2005@yahoo.com Ziggy Kruse
To: chc@lacity.org Planning CHC, ariane.briski@lacity.org ariane.briski@lacity.org
Cc: faruk.sezer@lacity.org Faruk Sezer, veronica.lopez@lacity.org veronica.lopez@lacity.org, mindy.nguyen@lacity.org Mindy Nguyen, melissa.jones@lacity.org Melissa Jones, hydee.feldsteinsoto@lacity.org Hydee Feldstein-Soto, councilmember.park@lacity.org councilmember.park@lacity.org, jeff.khau@lacity.org Jeff Khau, clkesq@outlook.com Esq. Coryn Kahn, bob.blue@live.com Bob Blue, ziggykruse2005@yahoo.com Ziggy Kruse

Subject: **REQUEST TO DEFER ITEM 4** - Comments for Agenda Item 4 of the September 5, 2024 meeting of the Cultural Heritage Commission (CHC), Barry Building, HCM #887, CHC-2007-1585-HCM, ENV-2019-6645-EIR

Dear Commissioners of the Cultural Heritage Commission:

Attached to this email is our September 4, 2024 letter with our Official Objections to the recommendations by Staff to Recommend to Los Angeles Department of Building and Safety to Certify the EIR for ENV-2019-6645-EIR, (Barry Building HCM 887), but to not recommend the Statement of Overriding Considerations.

The hearing for the above referenced case is scheduled for Thursday, September 5, 2024 before the Cultural Heritage Commission, Agenda Item 4.

The public's **Due Process Rights** were violated when Staff failed to review the input from the Public while preparing its Recommendation Report, and therefore did not provide the commissioners with the complete information provided in the Case File ENV-0219-6645-EIR. Staff considered the Applicant's written comments which were submitted later, but not the public's written comments which were submitted before the applicant's written comments. This is patently unfair.

Therefore we are asking that the Cultural Heritage Commission defer its hearing of **ENV-2019-6645-EIR** to a later date when Staff presents the letters referenced above in an addendum to their report to the CHC so that the Commission can consider these letters before making a decision on their recommendation for the EIR and SOC.

Respectfully submitted by,
Sieglinde Kruse Blue and Robert Blue

Attachments:

2024-09-04_Letter to CHC re. Violation of Due Process Rights_With Attachments.pdf 11M

Attachment A_2024-03-05_Corin Kahn's SUPPLEMENTAL Comments.pdf 249k

Attachment B_2024-03-12_Corin Kahn's_2nd Supp comments_ENV-2019-6645-EIR.pdf 6.8M

Attachment C_2023-11-06_Rebuttal and Comment Letter on Barry Building Final EIR_FINAL.pdf 3.8M

Attachment D_2023-11-29_Rebuttal to Appendix D, Historic Resources Group Response to Comment No. B1-5.pdf 2.4M

Attachment E_2024-09-03_Email from Mindy Nguyen to Melissa Jones.pdf 255k

---

chc@lacity.org Planning CHC Wednesday, September 4, 2024 at 4:20:24 PM Pacific Daylight Time
To: ziggykruse2005@yahoo.com Ziggy Kruse
Cc: ariane.briski@lacity.org ariane.briski@lacity.org, faruk.sezer@lacity.org Faruk Sezer, veronica.lopez@lacity.org veronica.lopez@lacity.org, mindy.nguyen@lacity.org Mindy Nguyen, melissa.jones@lacity.org Melissa Jones, hydee.feldsteinsoto@lacity.org Hydee Feldstein-Soto, councilmember.park@lacity.org councilmember.park@lacity.org, jeff.khau@lacity.org Jeff Khau, clkesq@outlook.com Esq. Coryn Kahn, bob.blue@live.com Bob Blue

Hello,

I am unable to transmit this comment as it exceeds the two page limit for Day of Submissions, please see the agenda for more guidance on submission limitations. This will be considered a non-complying submission and included in the case file.

-Ari

On Wed, Sep 4, 2024 at 1:50 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Subject: **REQUEST TO DEFER ITEM 4** - Comments for Agenda Item 4 of the September 5, 2024 meeting of the Cultural Heritage Commission (CHC), Barry Building, HCM #887, CHC-2007-1585-HCM, ENV-2019-6645-EIR
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ziggykruse2005@yahoo.com Ziggy Kruse Wednesday, September 4, 2024 at 5:09:01 PM Pacific Daylight Time

To: ziggykruse2005@yahoo.com Ziggy Kruse
To: chc@lacity.org Planning CHC
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Hello Ari:

Thank you for your response. However, we were basically instructed by Planning Staff to submit our comments directly to CHC.

This is copied directly from Mindy's 09-03-2024 email, in which she states that Staff "*... will not be responding to the rebuttals until the time for a decision for the demolition permit arrives. That said, if you would like to submit anything directly to the CHC for their review, please do so in advance of Thursday.*"

Our email was timely based on Mindy's direction to submit "anything" directly to CHC.

Also, the previous email and attachments should be shared with the commissioners, based on the statement we received from Mindy.

With that in mind, please see our separate email to you regarding our comments / objections, and let me know that you have received it. Thank you.

Sincerely,
Ziggy Kruse Blue

On Wednesday, September 4, 2024 at 04:20:38 PM PDT, Planning CHC <chc@lacity.org> wrote:

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To: ziggykruse2005@yahoo.com Ziggy Kruse
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Hi Ziggy,

I have received your separate email and submitted it as a day of submissions. Please note that the submission guidelines are posted on the agenda. The guidelines were established to ensure that Commissioners have a sufficient amount of time to review all submitted materials.

-Ari

On Wed, Sep 4, 2024 at 5:09 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

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> Attached to this email is our September 4, 2024 letter with our Official Objections to the recommendations by Staff to Recommend to Los Angeles Department of Building and Safety to Certify the EIR for ENV-2019-6645-EIR, (Barry Building HCM 887), but to not recommend the Statement of Overriding Considerations.
>
> The hearing for the above referenced case is scheduled for Thursday, September 5, 2024 before the Cultural Heritage Commission, Agenda Item 4.
>
> The public's **Due Process Rights** were violated when Staff failed to review the input from the Public while preparing its Recommendation Report, and therefore did not provide the commissioners with the complete information provided in the Case File ENV-0219-6645-EIR. Staff considered the Applicant's written comments which were submitted later, but not the public's written comments which were submitted before the applicant's written comments. This is patently unfair.
>
> Therefore we are asking that the Cultural Heritage Commission defer its hearing of **ENV-2019-6645-EIR** to a later date when Staff presents the letters referenced above in an addendum to their report to the CHC so that the Commission can consider these letters before making a decision on their recommendation for the EIR and SOC.

> Respectfully submitted by,
> Sieglinde Kruse Blue and Robert Blue

Robert Blue & Sieglinde Kruse Blue
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bob.blue@live.com **ziggykruse2005@yahoo.com**

September 4, 2024

VIA EMAIL ONLY:

Cultural Heritage Commission: chc@lacity.org
Ariane Briski, Commission
Office Manager: ariane.briski@lacity.org

Subject: Violations of Public's Due Process Rights, and **Objections to the September 5, 2024 Cultural Heritage Commission Hearing of 11973 San Vicente Blvd, ENV-2019-6645-EIR (SCH No. 2020110210), Barry Building HCM #887** (Agenda Item 4)

Dear Commissioners:

This letter provides our official objections to the Cultural Heritage Commission (CHC) regarding the hearing in connection with the Barry Building (HCM 887) and the Final EIR as well as the Statement of Overriding Considerations. The agenda description is as follows:

> *Cultural Heritage Commission response to the Los Angeles Department of Building and Safety's May 9, 2024 correspondence regarding the certification of the Environmental Impact Report (EIR),11973 San Vicente Blvd, ENV-2019-6645-EIR (SCH No. 2020110210), as well as the Staff Recommendation Report.*

Reason for Objections:

The public's **Due Process Rights** were violated when Staff failed to review the input from the Public while preparing its Recommendation Report, and therefore did not provide the commissioners with the complete information provided in the Case File ENV-0219-6645-EIR.

Background:

During our meeting with Mindy Nguyen from City Planning, and Melissa Jones from the Office of Historic Resources (collectively referred to as "Staff") on Friday, August 30, 2024, we were informed that Staff did not take into consideration any of the rebuttals submitted by Sieglinde and Robert Blue, as well as from Corin Kahn, Esq.

Staff acknowledged that they did not read the letters. In fact, these letters were not included in the case file, which we reviewed that day.

In those rebuttals we raised a number of inadequacies in the Final Environmental Impact Report (EIR) and included supporting documents.

For example, Mr. Kahn's March 5, 2024 letter supplemented previous letters regarding legal deficiencies in the Draft EIR and raised defects in the Alternative Analysis. ***(Attachment A)***

In his March 12, 2024 letter Mr. Kahn listed four (4) central criticisms of the **FEIR, Response to Comments**, which were:

1. APPROVAL OF A PROJECT WITHOUT AN IDENTIFIED REPLACEMENT;
2. DEMOLITION OF A HISTORIC AND CULTURALLY SIGNIFICANT BUILDING BY NEGLECT;
3. AVOIDANCE OF ISSUES BY TECHNICAL OR DISINGENUOUS ARGUMENTS; and
4. PIECEMEAL APPROVAL OF A PROJECT

(Attachment B)

Another example is our November 6, 2023 letter, in which we asked that the letter be distributed to "all board members and commissioners". However, Staff did not do that. ***(Attachment C)***

The letter itself addressed the "Parcel Ownership", which we documented with Attachments A through E of that letter.

Our November 29, 2023 letter states our rebuttal to the statement made in Appendix D of the FEIR (Historic Resources Group Response Memo, dated May 11, 2023 (Response to Comment No. B1-5)). ***(Attachment D)***

We provided clear connections between the Barry Building, David Barry and the Coral Trees on San Vicente.

However, **none of these letters** and the facts provided within **were provided** by Staff to your commission prior to the September 5, 2024 commission meeting.

In addition, during our August 5, 2024 meeting Staff acknowledged that their omission of our submittals was in error and it would be remedied by providing the CHC with an addendum to the Staff Reports.

Lastly, in an email from Staff sent to us on 09-03-2024, we were informed that Staff "*... will not be responding to the rebuttals until the time for a decision for the demolition permit arrives.*" ***(Attachment E)***

This is patently unfair, especially since the additional documents submitted by the Applicant were considered, even though those documents were also submitted after the FEIR was released and after the above referenced letters were submitted.

Conclusion:

The public's Due Process Rights were violated by the public Agency by not reviewing and including submittals to the Case File by the Public.

Staff considered the Applicant's written comments which were submitted later, but not the public's written comments which were submitted before the applicant's written comments. **This is patently unfair**.

Therefore, we are asking that the Cultural Heritage Commission **defer its hearing of ENV-2019-6645-EIR** to a later date when Staff presents the letters referenced above in an addendum to their report to the CHC so that the Commission can consider these letters before making a decision on their recommendation for the EIR and SOC.

Sincerely,

Sieglinde Kruse Blue Robert Blue

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List of Attachments:

Attachment A: 2024-03-05_Corin Kahn's SUPPLEMENTAL Comments

Attachment B: 2024-03-12_Corin Kahn's_2nd Supp comments_ENV-2019-6645-EIR

Attachment C: 2023-11-06_Rebuttal and Comment Letter on Barry Building Final EIR_FINAL

Attachment D: 2023-11-29_Rebuttal to Appendix D, Historic Resources Group Response to Comment No. B1-5

Attachment E: 2024-09-03_Email from Mindy Nguyen to Melissa Jones

ATTACHMENT
A

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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)
Attorney for The Blue Family

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OUR FILE NUMBER:

March 12, 2024

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

Re: SUPPLEMENTAL Comments – Rebuttal and inadequacies of the Responses to Comments provided in the FINAL 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 letters raising various legal deficiencies in the Draft Environmental Impact Report ("DEIR")for the Current Project and to rebut certain comments made in 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.")

The central criticisms of the FEIR, Response to Comments, raised in this letter are the following:

1) APPROVAL OF A PROJECT WITHOUT AN IDENTIFIED REPLACEMENT;
2) DEMOLITION OF A HISTORIC AND CULTURALLY SIGNIFICANT BUILDING BY NEGLECT;

3) AVOIDANCE OF ISSUES BY TECHNICAL OR DISINGENUOUS ARGUMENTS; and
4) PIECEMEAL APPROVAL OF A PROJECT;

1. APPROVAL OF A PROJECT WITHOUT AN IDENTIFIED REPLACEMENT

A central dispute involves the insistence that the Project consists only of the demolition of a building designated by the City Council as both historically and culturally significant disregarding, without providing a legal analysis or authority, the following undisputed facts relevant to a lawful environmental impact report under CEQA:

a.) The proponent owns at least 3 adjacent lots (and likely has a legal interest in other similarly situated lots adjacent to those it owns) that have been cleared of buildings and are now fenced vacant lots without any environmental review. This raises unexamined cumulative impacts not examined in the DEIR;
b.) The Soft Story Ordinance, allegedly the cause necessitating the demolition, does not require demolition. This creates a false premise that involve the insufficiency of the Alternatives Analysis;
c.) The Soft Story Ordinance contains a provision allowing the owner to seek relief from its provisions (same as subsection b above);
d.) The failure to disclose any replacement distorts the CEQA process, in particular the Alternative Analysis (discussed below)

2. DEMOLITION OF A HISTORIC AND CULTURALLY SIGNIFICANT BUILDING BY NEGLECT

Response to Comment No. A3-4

. . .

Although the seismic instability of the Barry Building is attributable to its design and construction in the early 1950s (such as the absence of shear walls and moment frames) and not neglect or lack of maintenance, the Applicant has submitted a letter generally discussing its maintenance of the property since the tenants vacated in 2017. (Refer to Appendix O to this Final EIR.) In that letter, the Applicant states that its property manager inspects the property at least once per week. In addition, the Applicant conducts regular maintenance consisting of weeding, trimming, clearing of leaves, and removal of debris from the driveway, the parking lot, and the courtyard. The Applicant states that it also carries out repairs at the property as necessary, such as replacement of lighting fixtures, installation of a secondary perimeter fence, repairs to primary fencing, repairs of water leaks, and adding to fencing as secondary security at the rear of the building. Furthermore, the metal window shutters were removed due to deterioration and corrosion in the mounting hardware for the metal shutters, which was severe and which resulted in a meaningful risk of failure. Those shutters were located on the second floor of the building, which fronts, and is very close to, the adjacent sidewalk. Accordingly, pedestrians were in danger of being struck by falling debris if the shutters failed. Therefore, the shutters were removed and are now stored and saved in a secure location on-site. The Applicant informed the City of this action in the letter contained in Appendix L of the Final EIR.

The facts provided in support of the findings that the Barry Building is architecturally significant include an emphasis on the importance of the "*metal window shutters"* described as a prominent design feature that is a part of the face of the south building at the entry. As such, it is one of the defining features of the architecture. To argue that the building has been "maintained," despite removal, rather than reconstruction of the "*metal window shutters"* is disingenuous seen in the best light. While the undersigned concedes that weeding, irrigating, and removal of debris has taken place, that does not meet the commonsense definition of "maintenance" of an historic building where essentially it has been defaced by the removal of a defining feature. In other words, the "maintenance" representation states solely that the grounds are being maintained. But there is not, nor can there be, any representation that the historic quality of the building is being maintained. Because the reason for the "removal of the "*metal window shutters"* was simply "*due to deterioration and corrosion in the mounting hardware for the metal shutters"* the admitted facts demonstrate the ease with which this critical aspect of maintenance can be achieved with ease and without significant expense. In another opposition letter, the analogy was made to the removal of the bride's veil. Nobody could reasonably concluded that this constitutes "maintenance" of an historic building. The point that must be emphasized is that the standards applicable to "maintenance" of an historic building differ from the thousands of dingbat apartment buildings that are the primary subject of the Soft Story Ordinance. Here "maintenance" must include the simple restoration of a defining feature if this statement is to be accurately made. To allow otherwise is unfair to the public interest and the public's participation or the decision makers' in the evaluation of whether to proceed with allowing demolition of this building that is no longer being presented in its historical context. It is reasonable to concluded that removal of a key element of the building is one important step towards its demolition – therefore that renders false the representation the building is being maintained.

3. AVOIDANCE OF ISSUES BY TECHNICAL OR DISINGENUOUS ARGUMENTS

A common method used to short cut and therefore prejudice an environmental analysis is limiting the scope of the project by ignoring environmental facts relevant to the Project. For example, disregarding the history of serial demolition without replacement at adjacent vacant lots, land banking, ignores the strong likelihood the commonly owned vacant lots will be developed in common.

A related contention repeated in the Response to Comments that is false, or at least misleading, is that vacant lots are a permissible land use under the Specific Plan. Nothing in the Specific Plan states this nor can it reasonably be interpreted this way. A vacant piece of property is a land use. Replacement of a commercial building with a vacant lot constitutes a change in the land use. Failing to develop a vacant lot for a number of years directly conflicts with the main purpose of the San Vicente Scenic Corridor Specific Plan ("Specific Plan") along with and many of ancillary purposes. The Section of the Specific Plan requiring landscaping is not authority for creating vacant lots. Fencing and landscaping constitute mitigation for the adverse effects of demolition and an interim period in which the land use is a vacant lot. The only reasonable inference regarding the purpose of the vacant lot is that it is a foreseeable step in the process of

redevelopment, not an end result unless the commitment is to permanently dedicate the lot to open space.

The following selections taken from the FEIR are identified and objected to or rebutted in red font:

Response To Comment No. B1-9
The vacant properties referenced are adjacent to the Project Site to the west but are not part of the Project that is the subject of the Draft EIR or the application for the requested Demolition Permit.

The record demonstrates common ownership and a pattern of demolition in common. It is reasonably foreseeable that these lots will be developed in common. None of the demolitions of the adjacent lots were considered for any environmental impacts including potential cumulative environmental impacts. Artificially limiting the scope of environmental analysis by ignoring these relevant facts does not comply with CEQA disclosure and good faith requirements. CEQA allows for early environmental review and supplementation when more is known which opportunity is specifically rejected by the approach taken here to artificially limit the scope of the environmental issues to one lot. The Response is disingenuous because it, along with the many instances in which the Response relies on this distortion, demonstrates a willingness to distort the record to avoid dealing with the environmental consequences of the application.

Response to Comment No. B2-8
Refer to Response to Comment No. B1-4
The entity that owns the Project Site does not own the parcels identified as APNs 4404-025-010, 4404-025-027, 4404-025-028, and 4404- 026-008. Those parcels are owned by 11991 San Vicente LLC. The Project Site (APN 4404- 025-008) as well as APNs 4404-025-009, 4404-025-015, and 4404-025-016 are owned by 11973 San Vicente LLC.

The comment acknowledges common ownership of at least 4 of these lots. The Response fails to deny common control over all of the parcels which is the subject matter of the comment. From this lack of denial, it reasonably can be inferred that all the lots are commonly controlled or at least that it is reasonably foreseeable that they likely will be developed in common. This Response constitutes another example of an attempt to distort the record by not responding to the factual concerns raised with respect to the DEIR, by relying on an artifice to mislead and or misdirect the environmental analysis, particularly by the distortion of the Project Description and the development of the range of reasonable alternatives.

Response to Comment No. B2-9
The demolition of buildings discussed in this comment was undertaken pursuant to demolition permits lawfully issued by the City

Each of the separate demolition projects was permitted by a singular ministerial process thereby avoiding CEQA review. This is a classic form of piecemealing. That this evasive approach may have been legal with respect to each lot and each permit, does not make the whole legal under CEQA. Therefore, the Response is non-responsive. The City was not advised of the serial nature of these many permits. Had the applicant been fully transparent regarding these applications, as is required by CEQA, then City's review of what retrospectively constitutes a large group of demolitions for one large contiguous area, might have resulted in a discretionary review subject to CEQA. When the last piece of that assemblage comes up for review, it is not too late to look back at the whole. Such a retrospective examination is not prohibited, indeed it is required under CEQA. This is another example of the manipulation of the record by technical interpretations of CEQA to avoid CEQA review which adds to the history of manipulations intended to prevent a full, transparent, and good faith review of the totality of the re-development of these lots, all of which is now possible related to the subject permit at issue today.

Response to Comment No. B2-10

The information about the seismic instability of the building that is detailed in the technical reports provided in Appendices G, H-2, and H-3 of the Draft EIR and Appendix I of the Final EIR were not before the Cultural Heritage Commission in 2011.

This response is irrelevant. The implication is that the building's engineering is a factor in considering its historical and cultural significance before and again when the demolition permit comes for review by the Cultural Heritage Commission. This is false, it was not relevant nor will it be relevant when it returns to the Cultural Heritage Commission.

Response to Comment No. B2-20

The issuance of a Demolition Permit will not change the land use

This is a false statement as a matter of law. Demolition will change the land use from a commercial building to a vacant lot for an indeterminate amount of time with mitigating landscaping and a chain link fence.

A vacant lot is not on the list of uses prohibited within the Specific Plan.

This is a false or at least a misleading statement. Is it an allowable use under the Specific Plan? No, it is not! If the argument is that all land uses are permitted except those expressly prohibited, then that too is false.

The demolition of existing buildings resulting in vacant lots in the area was anticipated in Section 7.H of the Specific Plan.

False. Section 7 of the Specific Plan is entitled Landscaping. It does not modify the list of allowable uses. A reasonable inference is that leaving a lot vacant for more than 6 months inherently creates an adverse impact. Section 7 establishes the adversity of that impact as a

matter of law and requires specific mitigation of it. Another reasonable inference based on common sense and experience is that a vacant lot is a temporary condition, an interim use. Notwithstanding the temporary mitigations of landscaping and fencing, which do not alter the land use into one that is permitted, the vacant lots remain inconsistent with the many stated purposes of the Specific Plan. As such it constitutes an adverse impact.

Response to Comment No. B2-18
The comment suggests "a simple series of temporary wooden frame bracings" as a solution to addressing any legitimate health and safety risk from the Barry Building. However, this is not a valid retrofit option because it would not meet current requirements under either the Uniform Building Code or the Historical Building Code.

The Response changes the comment suggesting "temporary" bracing to "valid retrofit . . . not meet(ing) current requirements" in order to reject it, another example of avoiding full disclosure. This manipulation disregards the opportunity under the Soft Story Ordinance, Section 91.9308 to apply for adjustments under special cases. The facts demonstrate that this application presents just such a special case.

Comment No. B2-21
Either the project is the conversion of this historic and culturally significant building to a vacant lot screened from San Vicente Boulevard by a chain link fence with a thin planting; strip or it is one of a series of steps to re-develop all of the commonly owned/controlled assemblage of properties.

Response to Comment No. B2-21
The comment makes the claim that the Project may be part of a series of steps to redevelop all commonly owned parcels. Refer to Response to Comment No. A3-2 for a discussion of the Project evaluated in the Draft EIR and the claim of piecemealing

This Response fails to address the common ownership of at least 4 vacant lots, that it is reasonably foreseeable that at least those lots can and likely will be developed as one, and that all or more than the 4 admittedly commonly owned lots can and likely will be developed as one. The prior submission of a large project that included these 4 lots provides additional evidence of this foreseeability. Common sense and experience provide still more support. The response is inconsistent with the holding in *Bozung v. Local Agency Formation Com.* (1975) 13 cal.3d 263.

Response to Comment No. B2-22
vacant lots are not prohibited in the Specific Plan.

Section 5, subsections (c) and (b) demonstrate that subsection (a) is not an exclusive list of prohibited or limited uses. Section 7 confirms that vacant lots require mitigation thereby supporting the conclusion that a vacant lot is inconsistent with the Specific Plan which constitutes an adverse impact necessitating the temporary mitigation. Because vacant lots are

inconsistent with the purposes of the Specific Plan, the cumulative impact of several vacant lots is all the more significant an impact. The voluntary temporary fencing is further evidence of an inconsistent use requiring extreme mitigation.

This is an incorrect statement as a matter of law. It is the character of the actual use of the land (land use) that dictates its land use, not its zoning. See *Honey Springs Homeowners Assn. v. Board of Supervisors* (1984) 157 Cal. App. 3d 1122, 1141 See also *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal. App. 4th 1301, 1314 which held that functionality of the use, not the zoning must be used to characterize the land use.

In addition, a landscape buffer shall be installed in compliance with the Specific Plan.
(See above)

Response to Comment No. B2-29
The comment claims that the adjacent vacant properties do not conform to the architectural and landscape guidelines of the Specific Plan, that the vacant properties do not implement the policies of the General Plan and Community Plan and also raises questions about zoning compliance and conflicts/consistency with applicable land use plans under CEQA.
(See above)

The adjacent vacant properties are not part of the Project Site. Refer to Response to Comment No. A3-2
(See above)

Comment No. B2-29
The vacant properties do not conform to the architectural and landscape guidelines of the Specific Plan. . . . CEQA Guidelines Section 15125(d) and Appendix G regarding thresholds of significance for land use regarding plans

Response to Comment No. B2-29
The adjacent vacant properties are not part of the Project Site. Refer to Response to Comment No. A3-2

The Response dodges the facts of common ownership, common demolition, common opportunity, and common sense. Attached hereto is additional factual evidence to rebut the false and or misleading claims and/or inferences made throughout the Responses that: 1) future redevelopment the Site must be considered as a standalone "project as opposed to a part of a larger project together with adjacent vacant lots;" 2) there are multiple owners of the "related" properties as opposed to common ownership or at least control over all of vacant adjacent lots (the "Assemblage"); and 3) the application for a demolition permit for the Site has no factual nexus to the series of demolition permits already obtained and completed regarding the adjacent lots; The demolition permit seeks to enlarge the cumulative impact of several adjacent vacant lots that are in direct conflict with the purposes of the Specific Plan. The proposal to add the

Subject Property to those nonconforming lots increases and exacerbates the inconsistency with the Specific Plan, constituting an adverse cumulative impact. The development individually of the Site, as opposed to in combination with some or all of the adjacent vacant lots is entirely unforeseeable. The Response seeks to avoid these truths to deliberately truncate and thereby prevent a good faith environmental analysis.

4. PIECEMEAL APPROVAL OF A PROJECT

Comment No. A3-7
The owners and representatives have stated in public meetings that they intend to market the property once the Barry Building is demolished, again demonstrating a piecemeal approach

The failure to deny this comment constitutes further evidence of common re-development opportunities if not that intention. It is beyond reasonably foreseeable, such that it must be inferred as a fact, that a buyer will proceed with re-development. The reliance in the Responses on uncertainty about when, how and by whom regarding that re-development are not limitations to the requirement for CEQA review at the earliest opportunity.

Comment No. A5-2
All of these parcels were slated for redevelopment as part of the previously proposed Green Hollow Square project, however they have now been systematically leveled in a piecemeal fashion.

There is absolutely no response to this comment involving environmentally significant facts regarding conflicts/inconsistencies between the proposed replacement use and the Specific Plan and the cumulative impacts of increasing that impact. Additionally, the FEIR failed to address the comment that CEQA allows, indeed requires, an examination of the whole of the Assemblage of properties based upon the attempt to add another lot, notwithstanding that none was environmentally examined singularly.

Comment No. B1-6
Demolition continued after the project was withdrawn on October 31, 2013. There was no reason to demolish 4 out 5 of the structures on the applicant-owned parcels slated for removal for the Green Hollow Square project

Response to Comment No. B1-6
Refer to the Response to Comment No. A3-2 regarding CEQA piecemealing: A lead agency is not required under CEQA to evaluate future uses of a property that is being sold if a specific use is not "reasonably foreseeable." (See Flanders Foundation v. City of Carmel-by the-Sea (2012) 202 Cal App. 4th 603, 615.) *There must be a factual basis for concluding that two projects must be considered together. (Save Round Valley Alliance v. County of Inyo* (2007) 157 Cal.App.4th 1437.)

The Response fails to incorporate CEQA jurisprudence regarding what constitutes "reasonably foreseeable" and therefore misapplies the legal standard for "speculation." CEQA establishes the following examples of what constitutes "reasonably foreseeable" as opposed to "speculation":

a) at least in theory of causing (Guidelines § 15064, subd. (d)(3));
b) not "reasonably foreseeable" exists if there is no causal connection (*City of Livermore v. Local Agency Formation Com*. (1986) 184 Cal.App.3d 531, 541–543) ;
c) A lack of support in the record, however, does not prevent an agency from considering a possible environmental effect at an initial stage of CEQA analysis (*Union of Medical Marijuana Patients, Inc. v. City of San Diego* (2019) 7 Cal. 5th 1171, 1199-1200); and
d) an effect may be rejected as speculative only if the postulated causal mechanism underlying its occurrence is tenuous.

The development of the subject lot separately and individually and not as a part of the Assemblage of vacant lots, or at least several of them that the applicant admits are commonly owned, is not reasonably foreseeable and is extremely tenuous. Therefore it is not speculation as a matter of law and City must consider possible environmental effects notwithstanding identified uncertainties.

Comment No. B1-8

After the applicant withdrew the Green Hollow Square project entitlements on October 31, 2013, the applicant demolished two single family homes on Saltair Avenue and two commercial buildings on San Vicente Blvd. The relative locations of these structures are shown on the accompanying attachments to this letter. As mentioned previously, the demolition was not necessary unless it was an effort to continue the plan revealed in the Green Hollow Square Project.

The Response failed to deny these statements thereby establishing them as facts in the record. Evidence of the initial stages of development, i.e., demolition and clearing of the land which are precursors to re-development, is relevant to many disputed issues regarding the adequacy of the FEIR including without limitation: Project Description; Environmental Impacts of the whole of the project; Cumulative Impacts; and Alternatives Analysis. The addition of one more piece of property to the existing Assemblage gives rise to the duty to consider the whole Assemblage notwithstanding that the parts of the whole escaped examination. Indeed, that escape adds support to the requirement to look at the whole Assemblage now. The Response artificially narrows the issue of "piecemealing" to the nondisclosure of the replacement use. This is not consistent with the principles and holdings of CEQA case law.

COMMENT NO. B1-9

The community has been living with these conditions (many adjacent vacant lots) *for almost a decade. . . . At night the area is now dark*

Response to Comment No. B1-9

San Vicente Scenic Corridor Specific Plan (Specific Plan) does not have a requirement for fencing in a vacant lot and no code violations have been issued for those properties.

This Response constitutes relevant evidence to requiring full consideration now of the Assemblage in the environmental impact report in two ways: 1) the placement of unrequired fencing is evidence the applicant knows the vacant lot constitutes adverse impacts to the environment; and 2) local observation regarding a dangerous condition caused by the Assemblage of fenced vacant lots as opposed to well-lit and active retail uses supports another adverse impact – the detrimental effect on the health and safety of the community under CEQA Guidelines Section 15126.2(a)

Comment No. B2-4

The currently proposed demolition of the Barry Building is demonstrably the last step in the deliberate and calculated pattern of removal of several buildings (described herein) from several adjacent parcels intended to constitute an assemblage of parcels ("Assemblage") for the purpose of creating one very large empty piece of property (the "Undisclosed Project.")
If the Ultimate Project is not currently foreseeable, . . . then it must be concluded that the time for consideration of . . . the Current Project is not ripe.

There was absolutely no response to this comment involving environmentally significant facts set forth herein. The FEIR provides no authority for its assumption that the prohibition against "piecemealing" involves only the next step in any development as opposed to here, where the application seeks to take the concluding step in a multi-step process of changes to the physical environment that have not been examined for environmental impacts. Indeed such a contention is an abuse of CEQA. The application provides City with a duty to examine the whole of the action, including retroactively considering all of the impacts discussed herein.

Response to Comment No. B2-21

The comment makes the claim that the Project may be part of a series of steps to redevelop all commonly owned parcels. Refer to Response to Comment No. A3-2 for a discussion of the Project evaluated in the Draft EIR and the claim of piecemealing

This response fails to address: 1) the common ownership of at least 4 vacant lots; 2) that it is reasonably foreseeable, indeed extremely likely, that at least those 4 lots will be developed as one; 3) the prior submission of a large project that included these 4 lots; 4) the common applicant for the demolition permits; 5) the subsequent acquisition of additional contiguous parcels of land; 6) the subsequent demolition at the additional contiguous parcels of land; 7) common landscaping, fencing, and maintenance; and 8) common sense and experience. The response is inconsistent with the holding in *Bozung v. Local Agency Formation Com*. (1975) 13 Cal.3d 263. The Response also fails to address the fact that without a present commitment to dedicated open space as the end use, a vacant lot can only ever be an interim step towards re-development, however uncertain the form may be. This fact inherently supports the argument that consideration only of the demolition impacts is improper piecemealing.

Comment No. B2-23
This constitutes one foreseeable component of the "redevelopment of the assemblage" and must be described as a necessary component of the project description.

Response to Comment No. B2-23
The Project does not involve the adjacent and nearby parcels that are currently zoned for parking. It would constitute impermissible speculation as to the type of a future project that may eventually be developed at the Project Site

(See above)

The facts allow an inference that the applicant is deliberately seeking to avoid a full and transparent consideration of all of the environmental facts raised by the demolition of the Barry Building as the last piece in a much larger re-development project. Does the "rule of reason" requirement in the development of the range of alternatives and the requirement to use "reasonably foreseeable" change, i.e., enlarge, the duty to conceptualize projects that might otherwise arguably be called speculation? For example, wouldn't an alternative location involve some degree of speculation? Yet commonly it is one of the alternatives considered. Here there are multiple facts that support the argument that development of the Site as a part of an assemblage is more reasonably foreseeable than development of the Site alone.

Comment No. B2-26
The evidence submitted in the comments to the NOP shows that a very reasonable presumption can be drawn that the Green Hollow project, or some variation of it, has never been abandoned . . . . The record demonstrates that only the specific application for it was symbolically withdrawn. This is confirmed because advancing that project has proceeded step by step since 2013 with serial demolition permits issued and demolitions achieved.

Response to Comment No. B2-26
Submittal of a complete application makes this matter "ripe" for action by the City.

There was no response to the facts established in the comment and therefore they are now a part of the record that raise adverse impacts to the environment as set forth herein and also constitute a rejoinder to the applicant's several false contentions that the demolition constitutes the full extent of the action required for environmental review for impacts. As argued in a supplemental letter regarding deficiencies in the Alternatives Analysis, the facts support the argument that the project is not ripe for review in part because the applicant has not exhausted administrative remedies that are provided in the Soft Story Ordinance and well supported by the facts already established in the record for this application.

Response to Comment No. B2-26

The comment states that there is a likelihood that the Applicant intends to develop an assemblage of parcels and also references the previous Green Hollow Square Project, which was formally withdrawn in 2013. Refer to Response to Comment No. A3-2 for a discussion of the Project evaluated in the Draft EIR and the claim of piecemealing. Also, the Applicant has submitted a complete application for a permit for demolition of the Barry Building. Submittal of a complete application makes this matter "ripe" for action by the City.

The Applicant stated that the requested Demolition Permit is not part of a new development project. That statement does not make it so. By definition, that is informed by common sense and extensive experience, the demolition of the Site is an interim step in the process of redevelopment of the Site. The only fact that would make the applicant's representation true is if the permit included a commitment to dedicate the Site to open space. As discussed more fully in the separate letter regarding the deficient alternative analysis, the four chosen alternatives demonstrate the applicant knows the Project is not ripe for review because each of the four alternatives contain a reactivation of the Site. This comparison is of apples to oranges. Alternatives that include redevelopment cannot be compared with the Project that does not provide for redevelopment.

Comment No. A3-5

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.

There was no response to the facts established in the comment and therefore they are now established facts as a part of the record.

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." 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. Reasonable alternatives must be considered "even if they substantially impede the project or are more costly." Likewise, findings of alternative feasibility or infeasibility must be supported by substantial evidence.

There was no response to the contentions that involve the limitation of infeasibility, including economic infeasibility applied to the identification of a range of reasonable alternatives. The DEIR simply states, absent authority, there is no duty to examine economic feasibility of the alternatives.

Comment No. B2-4
The currently proposed demolition of the Barry Building is demonstrably the last step in the deliberate and calculated pattern of removal of several buildings (described herein) from several adjacent parcels intended to constitute an assemblage of parcels ("Assemblage") for the purpose of creating one very large empty piece of property (the "Undisclosed Project.")
If the Ultimate Project is not currently foreseeable, . . . then it must be concluded that the time for consideration of . . . the Current Project is not ripe

There was no response to this specific contention. The only response was an insistence that the application applies only to the Site as a stand-alone piece of real property. This contention is not reasonably foreseeable. Additionally, it is materially inconsistent with the significant number of facts in the record that strongly suggest that the insistence is untrue, or at least an intentional manipulation to avoid the mandates of CEQA.

Comment No. B2-5
. . . supposed grounds for seeking the demolition of the Barry Building and replacing it with a vacant lot for an indeterminant amount of time . . .

Response to Comment No. B2-5
The Soft Story Ordinance does not exclude buildings that are HCMs designated under the City's Cultural Heritage Ordinance. Section 91.9308 of the Soft Story Ordinance provides only that "Qualified historical buildings shall comply with requirements of the California Historical Building Code established under Part 8, Title 24 of The California Code of Regulations." Refer to Responses to Comment Nos. A3-5 and B2-17 for a discussion of why that provision is not a statutory exclusion of historical buildings from the Soft Story Ordinance.

The undersigned concedes that Section 91.9308 is not an exclusion from the Soft Story Ordinance of a qualified historical building. It is however, the sole governing authority by which the Barry Building must comply with the Soft Story Ordinance. The Notice to Comply was not issued under the authority of Section 91.9308. It is invalid. It is void *ab initio*. Under Section 91.9308, the time limits imposed by Section 91.9305.1 do not apply. The artificial time limits the applicant relies on to "force" the demolition is not supported by the authority applicable to the Barry Building.

Comment No. B2-14
The successful combination of design, scale, landscaping and pedestrian accessibility, often rare with mld-20th century commercial buildings

The Barry Building offers a ". . . *successful combination of design, scale, landscaping and pedestrian accessibility, often rare with mld-20th century commercial buildings."* These are the key elements of the San Vicente Scenic Corridor Specific Plan and therefore the removal of the Barry Building, strikes at the heart of the purposes stated in the Specific Plan. The Response

does not disagree with the statement of these qualities or their rarity in *". . . mld-20th century commercial buildings. . ."* and thus this characterization is established as fact in the record. The undersigned argues that the rule of reason for choosing the range of reasonable alternatives must incorporate these qualities. How else is consideration given to the choice of demolition versus preservation?

Response To Comment No. B2-31

The Soft Story Ordinance requires the Owner of subject buildings to either seismically retrofit or demolish the building by a specified date. Mothballing the building for years is inconsistent with that statutory compliance date. . . . Accordingly, the Draft EIR properly rejected the mothballing alternative, as discussed on page V-4 of the Draft EIR as well as in the memo included as Draft EIR Appendix H-1.

This is an inaccurate assessment of the requirements of the Soft Story Ordinance on two separate grounds:

1) The Section 91. 9306.5 of the Soft Story Ordinance allows for the application for a "slight modification" without defining the limits of "slight." Under the totally unique circumstances presented here, [1] even if the compliance date applied to the Barry building, which the undersigned has argued is not the case, then an exception quite possibly could be granted to change the compliance date; and

[1] 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 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.

2) Section 91.9308 takes the historical and culturally significant Barry Building outside of the scope of Section 91.9305.1 including the time period in which demolition is required of other buildings

Since the goal of the Soft Story Ordinance is renovation for earthquakes and not urban renewal by wholesale demolition, and setting aside for discussion purposes the contention that the Order to Comply is void *ab initio*, then mothballing under Sections 91.9306 and/or 91.9308 are potential options for compliance with the Soft Story Ordinance that cannot be ruled out notwithstanding the false and artificial reliance on the time limits applicable under 91.9305.1.

Further rebutting this Response to Comments, the evidence shows that during the period after the Order to Comply was issued, the applicant continued to apply for and receive demolition permits, and remove the buildings on those properties. These facts demonstrate a conscious disregard for the notion of preserving the Barry Building and support the conclusion that the applicant has attempted to game the system to destroy an historically and culturally significant resource of prime value to the San Vicente Corridor; the community of architects, designers, historians, etc,; the community at large, and the public. Deliberately avoiding the alternative of preservation based on a pretense prevents a finding the DEIR considered a range of reasonable alternatives. The false implication here is that mothballing for up to a number of years is infeasible. This conclusion was developed to support a rejection of mothballing as an alternative. But the statement of infeasibility is not supported by the evidence. No such assumption can be relied on before the applicant has exhausted the effort to obtain relief from the time limits the applicant states is governing this case.

Respectfully submitted,
/s/ Corin Kahn
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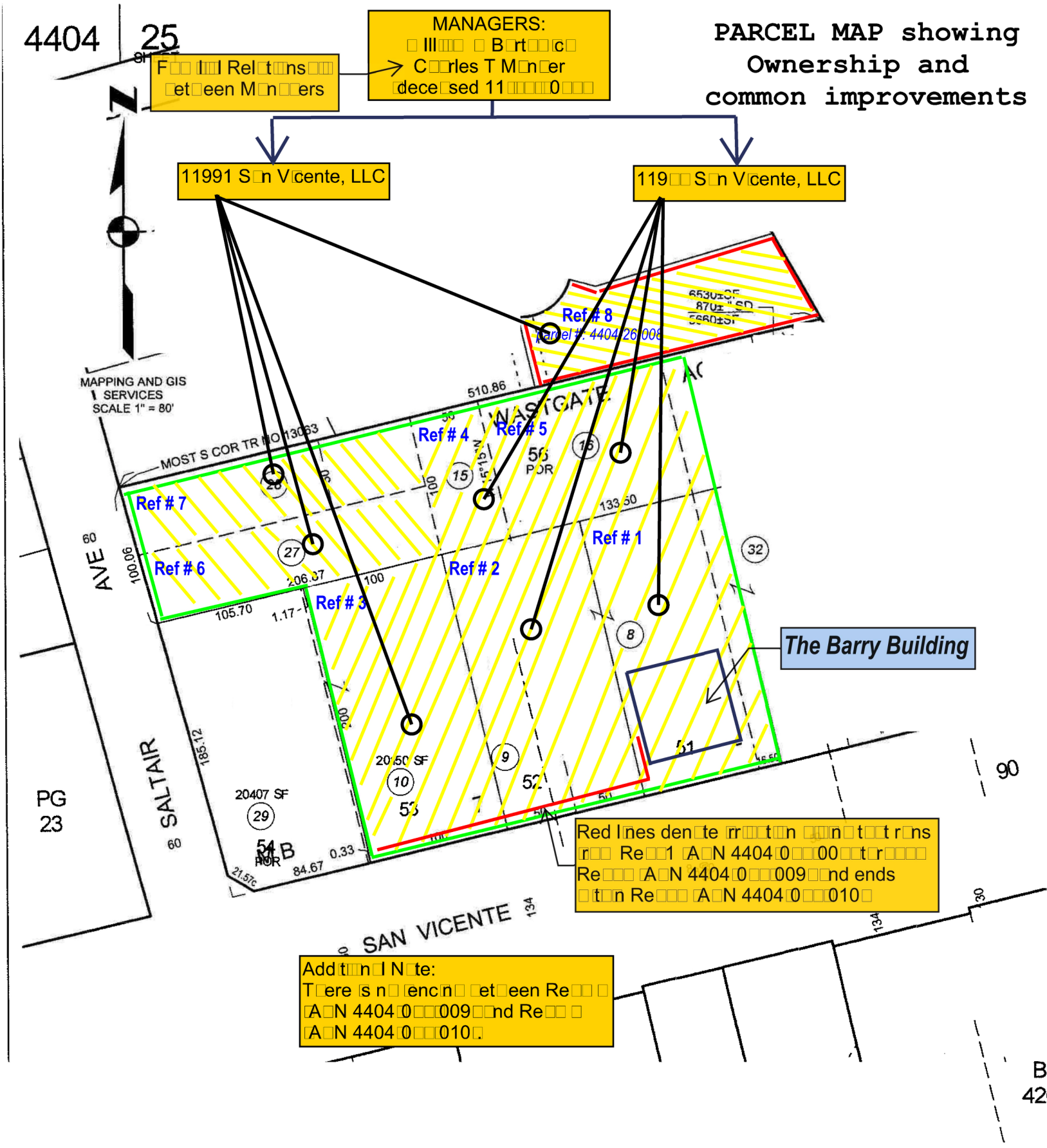
ATTACHMENT
1

PARCEL MAP showing Ownership and common improvements



ATTACHMENT
2

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

Property Detail Report

For Property Located At :
11973 SAN VICENTE BLVD, LOS ANGELES, CA 90049-5098

CoreLogic RealQuest

Owner Information **Bldg Card: 000 of 002**

Owner Name:	11973 SAN VICENTE LLC
Mailing Address:	PO BOX 55007, LOS ANGELES CA 90055-2007 B900 C/O CHARLES T MUNGER
Vesting Codes:	/ /

Location Information

Legal Description:	WESTGATE ACRES SW 83.5 FT OF LOT 51 AND NE 50 FT OF LOT 52		
County:	LOS ANGELES, CA	APN:	4404-025-008
Census Tract / Block:	2640.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	WESTGATE ACRES
Legal Book/Page:	134-96	Map Reference:	41-C3 /
Legal Lot:	52	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C06	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/27/2017 / 04/20/2017	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	467331		

Last Market Sale Information

Recording/Sale Date:	01/11/2007 / 12/26/2006	1st Mtg Amount/Type:	/
Sale Price:	$14,443,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	60468	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	$602.29
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	CHICAGO TITLE CO		
Lender:			
Seller Name:	BARRY FAMILY TRUST		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	1951 /	Total Rooms/Offices		Garage Area:	
Gross Area:	23,981	Total Restrooms:	2	Garage Capacity:	
Building Area:	23,981	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC4	Acres:	0.61	County Use:	STORE & OFFICE (1200)
Lot Area:	26,586	Lot Width/Depth:	x	State Use:	
Land Use:	STORES & OFFICES	Res/Comm Units:	33 / 32	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$5,167,163	Assessed Year:	2022	Property Tax:	$62,272.85
Land Value:	$4,442,799	Improved %:	14%	Tax Area:	67
Improvement Value:	$724,364	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	$5,167,163				

Property Detail Report

For Property Located At :
11977 SAN VICENTE BLVD, LOS ANGELES, CA 90049-5003

CoreLogic RealQuest

Owner Information

Owner Name:	**11973 SAN VICENTE LLC**
Mailing Address:	**PO BOX 55007, LOS ANGELES CA 90055-2007 B900 C/O CHARLES T MUNGER**
Vesting Codes:	/ /

Location Information

Legal Description:	**WESTGATE ACRES SW 50 FT OF LOT 52**		
County:	LOS ANGELES, CA	APN:	4404-025-009
Census Tract / Block:	2640.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	WESTGATE ACRES
Legal Book/Page:	134-96	Map Reference:	41-B3 /
Legal Lot:	52	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C06	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/27/2017 / 04/20/2017	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	467331		

Last Market Sale Information

Recording/Sale Date:	01/11/2007 / 12/26/2006	1st Mtg Amount/Type:	/
Sale Price:	$14,443,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	60468	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTI
Title Company:	CHICAGO TITLE CO		
Lender:			
Seller Name:	BARRY FAMILY TRUST		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC4	Acres:	0.23	County Use:	VACANT RESIDENTIAL (010V)
Lot Area:	9,986	Lot Width/Depth:	x	State Use:	
Land Use:	COMMERCIAL (NEC)	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$2,933,089	Assessed Year:	2022	Property Tax:	$34,235.18
Land Value:	$2,933,089	Improved %:		Tax Area:	67
Improvement Value:		Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	$2,933,089				

Property Detail Report

For Property Located At :
11991 SAN VICENTE BLVD, LOS ANGELES, CA 90049-5003

CoreLogic RealQuest

Owner Information

Owner Name:	**11991 SAN VICENTE LLC**
Mailing Address:	**PO BOX 55007, LOS ANGELES CA 90055-2007 B900 C/O CHARLES T MUNGER**
Vesting Codes:	/ /

Location Information

Legal Description:	**WESTGATE ACRES LOT 53 AND LOT COM AT MOST E COR OF LOT 54 TH S 76 43' W 0.33 FT TH NW TO NW LINE OF SD LOT TH NE THEREON 1.17 FT TO MOST N COR OF SD LOT TH SE 200 FT TO BEG PART OF LOT 54**		
County:	LOS ANGELES, CA	APN:	4404-025-010
Census Tract / Block:	2640.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	WESTGATE ACRES
Legal Book/Page:	134-96	Map Reference:	41-B3 /
Legal Lot:	54	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C06	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/27/2017 / 04/20/2017	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	467330		

Last Market Sale Information

Recording/Sale Date:	11/17/2006 / 10/20/2006	1st Mtg Amount/Type:	/
Sale Price:	$10,576,000	1st Mtg Int. Rate/Type:	/
Sale Type:	UNKNOWN	1st Mtg Document #:	
Document #:	2554850	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:	CHICAGO TITLE CO		
Lender:			
Seller Name:	BONNER RICHARD 1998 TRUST		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC4	Acres:	0.47	County Use:	VACANT RESIDENTIAL (010V)
Lot Area:	20,421	Lot Width/Depth:	x	State Use:	
Land Use:	COMMERCIAL (NEC)	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$6,145,068	Assessed Year:	2022	Property Tax:	$71,666.62
Land Value:	$6,145,068	Improved %:		Tax Area:	67
Improvement Value:		Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	$6,145,068				

Property Detail Report

For Property Located At :
,, CA

CoreLogic RealQuest

Owner Information

Owner Name:	11973 SAN VICENTE LLC
Mailing Address:	PO BOX 55007, LOS ANGELES CA 90055-2007 B900 C/O CHARLES T MUNGER
Vesting Codes:	/ /

Location Information

Legal Description:	WESTGATE ACRES LOT COM N 76 43' E 206.87 FT FROM MOST S COR OF LOT 56 TH N 76 43' E 50 FT WITH A UNIFORM DEPTH OF 100 FT N 15 15' W PART OF LOT 56		
County:	LOS ANGELES, CA	APN:	4404-025-015
Census Tract / Block:	2640.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	WESTGATE ACRES
Legal Book/Page:	134-96	Map Reference:	41-C3 /
Legal Lot:	56	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C06	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/27/2017 / 04/20/2017	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	467331		

Last Market Sale Information

Recording/Sale Date:	01/11/2007 / 12/26/2006	1st Mtg Amount/Type:	/
Sale Price:	$14,443,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	60468	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	$2,888.70
New Construction:		Multi/Split Sale:	MULTI
Title Company:	CHICAGO TITLE CO		
Lender:			
Seller Name:	BARRY FAMILY TRUST		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	1948 / 1980	Total Rooms/Offices		Garage Area:	
Gross Area:	5,000	Total Restrooms:		Garage Capacity:	
Building Area:	5,000	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAP	Acres:	0.11	County Use:	PARKING LOT (2700)
Lot Area:	5,003	Lot Width/Depth:	50 x 100	State Use:	
Land Use:	PARKING LOT	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$1,340,075	Assessed Year:	2022	Property Tax:	$15,845.11
Land Value:	$1,334,043	Improved %:		Tax Area:	67
Improvement Value:	$6,032	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	$1,340,075				

Property Detail Report

For Property Located At :
,, CA

CoreLogic RealQuest

Owner Information

Owner Name:	**11973 SAN VICENTE LLC**
Mailing Address:	**PO BOX 55007, LOS ANGELES CA 90055-2007 B900 C/O CHARLES T MUNGER**
Vesting Codes:	/ /

Location Information

Legal Description:	**WESTGATE ACRES LOT COM N 76 43' E 256.87 FT FROM MOST S COR OF LOT 56 TH N 76 43' E 133.50 FT WITH A UNIFORM DEPTH OF 100 FT TH N 15 15' W PART OF LOT 56**		
County:	LOS ANGELES, CA	APN:	4404-025-016
Census Tract / Block:	2640.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	WESTGATE ACRES
Legal Book/Page:	134-96	Map Reference:	41-C3 /
Legal Lot:	56	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C06	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/27/2017 / 04/20/2017	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	467331		

Last Market Sale Information

Recording/Sale Date:	01/11/2007 / 12/26/2006	1st Mtg Amount/Type:	/
Sale Price:	$14,443,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	60468	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	$1,803.18
New Construction:		Multi/Split Sale:	MULTI
Title Company:	CHICAGO TITLE CO		
Lender:			
Seller Name:	BARRY FAMILY TRUST		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	1951 / 1951	Total Rooms/Offices		Garage Area:	
Gross Area:	8,010	Total Restrooms:		Garage Capacity:	
Building Area:	8,010	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAP	Acres:	0.30	County Use:	PARKING LOT (2700)
Lot Area:	13,234	Lot Width/Depth:	x	State Use:	
Land Use:	PARKING LOT	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$2,439,307	Assessed Year:	2022	Property Tax:	$29,007.03
Land Value:	$2,438,707	Improved %:		Tax Area:	67
Improvement Value:	$600	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	$2,439,307				

Property Detail Report

For Property Located At :
644 S SALTAIR AVE, LOS ANGELES, CA 90049-4138

CoreLogic RealQuest

Owner Information

Owner Name:	11991 SAN VICENTE LLC
Mailing Address:	PO BOX 55007, LOS ANGELES CA 90055-2007 B900 C/O CHARLES T MUNGER
Vesting Codes:	/ /

Location Information

Legal Description:	WESTGATE ACRES LOT COM AT SW COR OF LOT 56 TH N 15 15' W TO A LINE PARALLEL WITH AND DIST SE AT R/A 50 FT FROM SE LINE OF TRACT NO 13063 TH NE ON SD PARALLEL LINE TO NW PROLONGATION OF NE BEG PART OF LOT 56

County:	LOS ANGELES, CA	APN:	4404-025-027
Census Tract / Block:	2640.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	13063
Legal Book/Page:	134-96	Map Reference:	41-B3 /
Legal Lot:	56	Tract #:	13063
Legal Block:		School District:	LOS ANGELES
Market Area:	C06	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/27/2017 / 04/20/2017	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	467330		

Last Market Sale Information

Recording/Sale Date:	06/09/1989 / 06/1989	1st Mtg Amount/Type:	/
Sale Price:	$900,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	935042	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	ZIFF RAYMOND		

Prior Sale Information

Prior Rec/Sale Date:	05/1973 /	Prior Lender:	
Prior Sale Price:	$77,500	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:		Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:		Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	/	Basement Type:		Air Cond:	
Year Built / Eff:	/	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LARS	Acres:	0.24	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	10,387	Lot Width/Depth:	50 x 207	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	$1,826,201	Assessed Year:	2022	Property Tax:	$21,591.68
Land Value:	$1,826,201	Improved %:		Tax Area:	67
Improvement Value:		Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	$1,826,201				

Property Detail Report

For Property Located At :
642 S SALTAIR AVE, LOS ANGELES, CA 90049-4138

CoreLogic RealQuest

Owner Information

Owner Name:	11991 SAN VICENTE LLC
Mailing Address:	PO BOX 55007, LOS ANGELES CA 90055-2007 B900 C/O CHARLES T MUNGER
Vesting Codes:	/ /

Location Information

Legal Description:	WESTGATE ACRES LOT COM AT MOST S COR OF TRACT NO 13063 TH S 15 15' E TO A LINE PARALLEL WITH AND DIST SE AT R/A 50 FT FROM SE LINE OF SD TR TH NE ON SD PARALLEL LINE TO NW PROLONGATION OF NE LOT 56

County:	LOS ANGELES, CA	APN:	4404-025-028
Census Tract / Block:	2640.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	13063
Legal Book/Page:	134-96	Map Reference:	41-B3 /
Legal Lot:	56	Tract #:	13063
Legal Block:		School District:	LOS ANGELES
Market Area:	C06	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/27/2017 / 04/20/2017	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	467330		

Last Market Sale Information

Recording/Sale Date:	10/24/1986 / 10/1986	1st Mtg Amount/Type:	/
Sale Price:	$500,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1442719	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	ZIFF RAYMOND		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:		Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:		Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	/	Basement Type:		Air Cond:	
Year Built / Eff:	/	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LARS	Acres:	0.24	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	10,486	Lot Width/Depth:	50 x 160	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	$1,453,059	Assessed Year:	2022	Property Tax:	$17,266.75
Land Value:	$1,453,059	Improved %:		Tax Area:	67
Improvement Value:		Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	$1,453,059				

ATTACHMENT
3

ATTACHMENT 4:

11991 San Vicente, LLC and 11973 San Vicente, LLC

The images below, showing 11991 San Vicente Blvd (APN 4404-025-010) and 11973 San Vicente Blvd (APN 4404-025-009), provide a clear view that there is **no fence separating these two parcels.**







The images below show the irrigation running from APN 4404-025-008 through AP 4404-025-010:







ATTACHMENT
C

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

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

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.

Electronic Signature

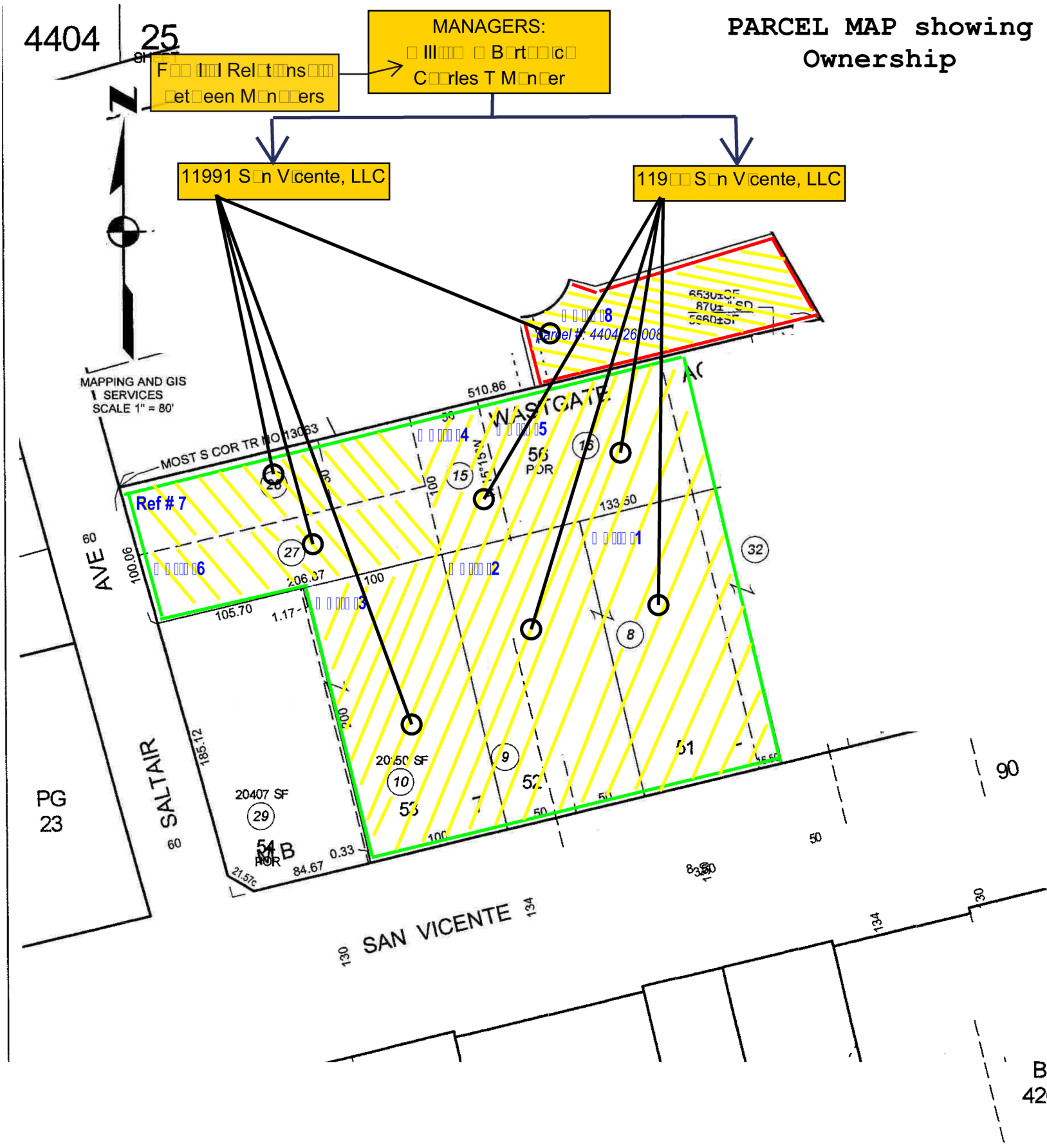
☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

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

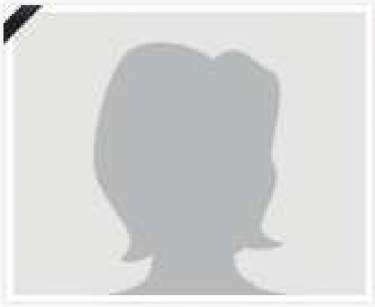


ATTACHMENT
D

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

Charlie Munger
husband

Private
child

David Noble Barry, Jr.
father



William Harold Borthwick
son

Private
child



Private
child



Private
sibling



David B Borthwick
son

Private
child



Emilie Barry
mother



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

California Office of Historic Preservation

1725 23rd Street, Ste 100
Sacramento, CA 95816-7100

Phone: 916-445-7000
Fax: 916-445-7053
E-mail:

Visit us online!

www.ohp.parks.ca.gov



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

ATTACHMENT
D

Robert Blue & Sieglinde Kruse Blue
640 South Saltair Ave
Los Angeles, CA 90049

bob.blue@live.com **ziggykruse2005@yahoo.com**

November 29, 2023

Via Email ONLY:
James.Harris@lacity.org
Veronica.Lopez@lacity.org
Chc@lacity.org

cc to:
Jeff.Khau@lacity.org

Subject: Case No. **ENV-2019-6645-EIR**
Objections and Rebuttal to the Final Environmental Impact Report (FEIR) Appendix D Historic Resources Group Response Memo, dated May 11, 2023 (Response to Comment No. B1-5)

Dear Mr. Harris, et al:

Please add these objections and rebuttal to case file # ENV-2019-6645-EIR, 11973 San Vicente Boulevard project, proposed demolition of HCM #887, The Barry Building.

This letter addresses the memo contained in Appendix D of the FEIR. The memo by Historic Resources Group (HRG) was in response to our DEIR comment letter (Comment No. B1-5 in Letter No. B1) by Historic Resources Group.

HRG's memo stated in part that "there is no historic association between the Barry Building (HCM #887) and the Coral Trees (HCM # 148). They are two separate historical resources."

HRG's response memo fails to recognize that these two Historic-Cultural Monuments are <u>associated through the direct work and efforts of David Barry</u> who was instrumental in the construction of the Barry Building and the installation of the Coral Trees along the San Vicente Median.

1. David Barry was the director of one of the "Los Angeles Beautiful" projects on San Vicente Blvd in Brentwood. Mr. Barry's

project was to plant coral trees and lawn in a 37-foot-wide abandoned streetcar right-of-way.

A Los Angeles Times article, dated July 27, 1967 discussed this project:

> *"Spokesmen used as an example a property owners project on San Vicente Blvd. in Brentwood, in 1950 a 37-foot-wide abandoned streetcar right-of-way was planted with coral trees and lawn.*
>
> *Before the project, property values were about $50 per front foot but afterward jumped to about $1,200 over several years, according to realtor* ***David Barry Jr.***[1]***, director of the project.*** *" (**Bold** added for emphasis) (Attachment A)*[2]

Another Los Angeles Times article, dated August 21, 2009 also referred to Mr. Barry and the planting of the Coral Trees on the San Vicente Blvd median. The 2009 article refers to Charles T Munger's proposed *Brentwood Town Green* project which included the parcel containing the Barry Building:

> *"A 1949 photograph in Munger's project description shows his wife's father,* ***David Barry Jr.****, holding a shovel as he and others plant one of many coral trees in the grassy median on San Vicente where the Pacific Electric Red Car track once ran. The lush trees were designated a city historic-cultural monument in 1976." (**Bold** added for emphasis) (Attachment B)*[3]

---

[1] In the context of this letter and its references, David Barry and David Barry, Jr are referring to the same person.

[2] *Trees Placed on Streets: City Ugly but Improving, Mrs. Knudsen Believes.* Los Angeles Times, July 27, 1967, page 40, URL: https://latimes.newspapers.com/image/382430202 (*Attachment A*)

[3] Groves, Martha. *An unusual idea of 'preservation'.* Los Angeles Times, August 21, 2009, URL: https://www.latimes.com/archives/la-xpm-2009-aug-21-me-barry-building21-story.html (*Attachment B*)

Furthermore, we believe that the same 1949 photograph mentioned in Ms. Groves' 2009 article is also shown in the 2008 published book "Images of America - Brentwood", by Jan Loomis.[4] (*Attachment C*)

The Coral trees along San Vicente Blvd were adopted as a Historic Cultural Monument #148 on March 3, 1976.

2. Based on the images and articles referencing 1949 and 1950 discussed above, it is clear that Mr. Barry had a vested interest in the San Vicente Blvd corridor. Mr. Barry influenced the design and look of commercial buildings along San Vicente Blvd in Brentwood. He planned and constructed his building during the same time he was deeply involved in planting Coral trees along San Vicente Blvd., which were later designated as a Historic-Cultural Monument.

City records show that David Barry, Jr. not only obtained a building permit on October 4, 1950 to construct the Barry Building, but was also the Licensed Contractor for it. (*Attachment D*)

The building was completed in 1951, 2 years after he planted one of the original Coral Trees on San Vicente.

The 1950 US Census lists Mr. Barry as a Proprietor in Real Estate and Construction. (*Attachment E*)

Without David Barry, neither the Coral Trees (HCM #148) nor the Barry Building (HCM #887) would exist. These two Historic-Cultural Monuments are associated through the direct work and efforts of David Barry.

Sincerely,

Robert Blue *Sieglinde Kruse Blue*

[4] Loomis, Jan. (2008) *Images of America: Brentwood*. Acardia Publishing. Page 37 (*Attachment C*)

ATTACHMENT
A

The Los Angeles Times (Los Angeles, California) · Thu, Jul 27, 1967 · Page 40
Downloaded on May 4, 2023



Los Angeles Times

6—PART II THURSDAY MORNING, JULY 27, 1967

SURPASS U.S. AVERAGES

Angelenos Have It Better, Get Less Time to Enjoy It

BY LEONARD GREENWOOD

Mr. and Mrs. Average America have never had it so good.

But Mr. and Mrs. Average Los Angeles have it better.

The Isdel couple earn more money, have more cars and other material possessions, and are better educated. They also are younger, have fewer ties and live in a better climate than most of their counterparts.

But despite all these advantages—or perhaps because of them—they don't live as long.

The picture on how the two average couples compare is built on figures reached by the Bureau of Census of the U.S. Department of Commerce.

Researchers took the facts and figures from the last census in 1960 and using past patterns as a guide, projected the development to give a picture of today's life.

Average Marriage Age

Figures available for Mr. and Mrs. Average Los Angeles are not so detailed as for the average couple, but there are enough to show the gap.

Mr. and Mrs. Average America are in their early 60s. He is 65 and she is 62. They were married when he was 26 and she was 21. The Los Angeles husband is 62 and his wife 60, and they were married a couple of years younger than the national average.

The local man and wife each have had 12.1 years of education—slightly more than the national average—and this probably leads to their higher income and greater collection of material possessions.

Both nationally and locally, the husband is more likely to be a blue collar worker. But there are a higher proportion of office workers in the Los Angeles area and more of the men here are likely to be doing highly-skilled professional jobs.

For the national average husband, annual income is about $7,000. Up-to-date figures for the local breadwinner are not available, but even in 1960, at the time of the last census, his income was already over $7,000.

The size of the family also probably has some relation to the ownership of material possessions. The local family is smaller, with an average of 3.2 children, compared with the national average of 3.4 children.

The size of the American family has shrunk. When great-grandmother was born, families averaged 5.4 children, and more than 30% of them had seven or more children.

Mr. and Mrs. Average American live in a suburb, in a five-roomed house that they own, or are in the process of buying. The Los Angeles couple have roughly the same sized home, but only half of them own or are buying their homes.

Both couples live in much greater comfort than their grandparents and parents did. They have a radio, television, refrigerator and clothes washer. But the local couple is more likely to have a clothes dryer, air conditioning, and freezer, and their television set is more likely to be color.

Average Wife Works

The Los Angeles couple have an average of 1.5 cars, which is half a car more than the national counterpart and they travel far more.

The national wife is more likely to bring home a pay packet to help to pay for these luxuries. About four out of 10 American wives work, but only three out of 10 in Los Angeles.

But for both the national and the local average wife, the chances of them going out to work increase when the children have left home.

Both average couples may have talked for years about the carefree lives they will lead when the children leave home, but chances are that both of them will stay put when that time comes.

But as they settle down to retirement, the local couple have less time together to look forward to than the national couple.

Mrs. Average America lives to 77, and for the last eight years she is a widow. The Los Angeles man lives to 67, and his wife dies at 74.

CITIZENS' VIEWS SOUGHT

L.A. Planning Drive Launched

Continued from First Page

progress in the past . . .'

Hamilton came here from Pittsburgh in 1944 after placing first in a 'nationwide exam given by our Civil Service Commission in order to get the best qualified planner available,' the mayor said.

The goals project's 'Centers for Choice' will be set up in universities, colleges, churches, Recreation and Parks Department facilities and other gathering places throughout the Los Angeles Basin.

Staffed by volunteers, they will remain open until Dec. 16 with completion of the project's public discussion phase.

At that time, a Goals Council report will go to the City Planning Department which, in turn, will prepare a goals statement for submission next year to the mayor, the Planning Commission and City Council.

In addition to the Goals Discussion Paper, other documents from the Environmental Goals and Technology Goals Committees, as well as an Alternative Concepts Paper, will be available for the discussion groups.

Will Pinpoint Goals

After establishment of the city's objectives, an attempt will be made to pinpoint goals for the metropolitan region, Yorty said.

The Goals Discussion Paper released Wednesday was described as a preliminary document — not a master plan for the city.

Hamilton said he hopes many changes will be made in it as a result of the public discussions.

Among the goals discussed in the paper is a transportation system for the region. The goal is described this way:

'A comprehensive metropolitan-wide transportation system should be developed which will offer the capacity to move people and materials goods with maximum economy in the least possible time, with comfort and safety.'

Others are:

Housing—'All persons should be provided with housing that offers adequate living space and a high standard of living, meeting the needs and desires of the various age and income groups, regardless of social or ethnic factors. At the same time new concepts and techniques in housing design and construction should be introduced.'

Employment—'Each individual in the labor force should be assured of the opportunity for productive employment in an occupation of his choice, consistent with his skills and potential skills. The jobs needed to provide full employment for the city's population should be developed by industry and commerce.'

Education—'Each person should be provided the opportunity for an education which will permit him to attain his potential capacity in order that he may grow in knowledge and skills and in the ability to think effectively, becoming a participating citizen who understands and appreciates the principles of a democracy and becomes able to make value judgments.'

Leisure and recreation—'Experience, knowledge and opportunity should be provided to each individual necessary to his making the most meaningful and beneficial use of his leisure time, as consistent with his personal traits, abilities, interests and potentials.'

Residential areas—'Based on an anticipated growth of population, appropriate residential patterns and densities should be designated, while providing a maximum choice of housing types for all as land permits. All areas, residential, industrial and commercial, should be interrelated with the transportation system in a pattern that provides an optimum degree of convenience for the majority of the citizenry.'

Commerce and industry—'A balanced and dynamic growth for Los Angeles should be achieved through the orderly development of financial, professional, commercial and industrial services, capable of assuring full employment and supporting the rising standard of living.'

Centers — 'Existing centers throughout the metropolis should be improved and expanded, while new centers warranted by the increase in population should be developed, with all accommodating a wide variety of human needs and activities.'

'Preserve Natural Landscape'

Open space—'Public and private open space must be created throughout the metropolis to preserve the natural landscape and provide the residents with various types of leisure activities.'

Urban beautification—'A perceptually pleasing urban environment, which relates land and structures in a harmonious and functional pattern, should be continued, and expanded upon, while eliminating or concealing existing unattractive elements.'

Natural resources—'The conservation and wise use of metropolitan natural resources should be programmed, while protecting and preserving the amenities of nature necessary to health and the enjoyment of life.'

Among principal participants in the goals program are the Inter-Religious Committee, headed by Dr. Carl Segerhammar; the Los Angeles Chamber of Commerce and the Los Angeles Junior Chamber of Commerce's planning and research committee.

"What's so brave about THAT? . . . I'd like to see him handle my roomful of third graders! . . ."

MATT WEINSTOCK

Drop-in Guests Are Always Unwelcome at Breakfast . . .

A vacationing Chatsworth couple had just finished breakfast at the camp ground of Crater Lake last week when a medium sized bear came lurging through the pines and approached the table in quest of food.

The couple had been warned by the ranger about the bold bears in the vicinity and another camper who'd been there about a week had cautioned the husband to keep all food under cover, especially in the morning, as that was when the bears usually made their breakfast run.

Nevertheless, the Chatsworthians were taken by surprise and as the bear put its paws on the table the wife grabbed everything and ran to the car and locked herself in.

Then it turned out that the bear was not the real hazard. A greater menace was about 20 other campers, who, cameras focused, closed in on the bear for pictures. In so doing they almost swept the unwitting husband off his feet.

★

Stephen M. Shields, a history teacher at Roosevelt High School, has been catching up with a little history first hand and, writing from Inverness, Scotland, reports a momentary impasse.

In a display case in Edinburgh Castle, in the room where Mary Queen of Scots bore her son, the future King James, Steve came upon this sentence. "The Sporham is usually clasped with a smih."

Now it isn't every day that a person is confronted with the information that the or even a Sporham is usually clasped with a smih and Steve diligently sought an interpretation.

Naturally he was greatly relieved to learn that a Sporham is the little purse a Scotsman wears in front of his kilt and a smih is a kind of clasp.

★

A substitute schoolteacher, reviewing the recent semester, can't drive from her mind an incident that occurred while for six weeks she conducted a 16-member class of what are known as "less capable learners."

Most of the trouble was caused by the class president and secretary, who sat at a table in front of the room and were supposed to help her maintain order, but didn't. Twice she had to send the president to the vice principal's office for misbehavior.

On his return the second time he was obviously unusually quiet. Then he raised his hand and teacher groaned inwardly, "What now?"

When she acknowledged the raised hand asked how to spell "petition." She told him and he slowly wrote the word, letter by letter, on the top line of a sheet of paper. And then realized he was asking her how to spell it in getting rid of her. Before he could get on with it the regular teacher returned.

★

A grandmother has been surprised lately by [illegible] visits by her teen-age grandson and various friends who are apparently fascinated by her fine Oriental rugs.

These visits seemed to indicate to her that despite their unorthodox hair styles, clothing and social philosophies they really appreciated some of the finer things.

The truth came out when the boy's mother, Betty Meitz, told him how flattered his grandmother was by the young people's inspection tours. He laughed and explained the reason they "groove in" on the rugs is because of their psychedelic patterns.

★

PLEASE PASS THE CHLOROPHYLL

An onion isn't glamorous or fragrant as a rose
But it has personality as everybody knows.
It's snappy epicurean taste fills every gourmet's wish
But if you'd smell like French
Chanel on onion's not your dish.
—ESTHER H. LEARY

★

Invitations from Lomita mayor Joe A. Haslem to the opening of the Lomita Railroad Museum had this hitting paragraph: "As you visit our quaint old station house, hold the throttle of the giant Southern Pacific steam locomotive, or marvel at the intrigue of the Union Pacific Caboose, the dynamic magic of the steam era will surge through your veins with nostalgic pleasure."

What kind of intrigue in the caboose?

★

Wonder if Joe Pyne has seen the ad for his program in the Chicago Sun-Times—it's syndicated there—stating, "This hardboiled turkey has been known to tell guests on his talk shows to go gargle razor blades." Turkey? . . . George Stromme happily reports the Foundation of Human Understanding is located in the 600 block on S. Western Ave. between an income tax service and a loan company.

The Story of a Redwood

Cartoon by Gladwell

TREES PLACED ON STREETS

City Ugly but Improving, Mrs. Knudsen Believes

Scanning a map of Los Angeles like a doctor examining a patient, Mrs. Valley M. Knudsen pronounced her city still gravely ill, but improving.

The disease, she said, is ugliness, which Mrs. Knudsen and the organization she founded, Los Angeles Beautiful, have been fighting since 1948.

There have been tangible accomplishments toward beautifying Los Angeles: During the 18 years of L.A. Beautiful's existence, trees have risen from downtown sidewalks, lawns and shrubs have sprouted in Civic Center, anti-litter advertising has circulated and awards have been made to entice firms to tidy up their grounds.

But such efforts are makeup powder applied to cover the ugliness that in many cases was built into Los Angeles, Mrs. Knudsen said.

The significant accomplishment is a change in attitude among civic and business leaders. "Beauty" has been injected into the vocabularies of those who have the power to effect it.

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Due partly to L.A. Beautiful's persuasion, the city now prohibits freeway billboards, requires street trees in subdivisions, urged landscaping in commercial developments and recommends underground utility lines wherever possible. The county, too, recommends landscaping and underground utilities when possible.

State Division of Highways engineers, at first opposed to anything but ground cover for freeway landscaping, are now more beauty conscious. The division landscapes freeways when cities and counties assure that billboards along freeways will be controlled.

L.A. Beautiful has also aimed its campaign at businessmen, using the slogan "Beauty is good business."

Spokesmen used as an example a property owners project on Sun Vicente Blvd. in Brentwood, in 1950 a 27-foot-wide abandoned streetcar right-of-away was planted with coral trees and lawns.

Before the project, property values were about $50 per front foot but afterward jumped to about $1,200 over several years, according to realtor David Barry Jr., director of the project.

Beautification Helped

Barry said his figures are based on actual sales, and he credited the beautification with a large part of the gain.

In 1955, Richfield Oil Co. agreed to line its downtown sidewalks with trees at a cost of about $1,500 per tree. Since then almost 400 trees have been planted in the downtown area, according to L.A. Beautiful's records. Costs are down to about $500 per tree, said a spokesman.

Architects and businessmen with few exceptions assume that new buildings should have street trees, said Mrs. Knudsen. Designers are more conscious of on-site landscaping, too, she said.

These are important achievements, she added, but their benefits are in the future. Though the city's appearance can be cleaned up, it must outgrow its ugliness as the new replaces the old. But, said Mrs. Knudsen, at least the patient is off the critical list.

OF ATOMS AND MEN

End of Rainbow in Briny Deep

Times Science Writer

Stretching more than 1,200 miles from the Sinai Peninsula in the northwest to the Straits of Bab el Mandeb in the southeast, the Red Sea is a relatively narrow inlet of the Indian Ocean that separates East Africa from the Arabian Peninsula.

About halfway down the Red Sea, on the Arabian side, lies the town of Jidda. It serves as the port of entry for hundreds of thousands devout Moslems making the annual pilgrimage (hajj) to the sacred city of Mecca, 45 miles inland due east. Mecca is the birthplace of Mohammed, founder of the Islamic religion.

But, Jidda may become important for another reason. At depths of about 7,000 feet below the surface of the Red Sea, halfway between Jidda on the eastern shore and the Sudan on the western bank, American, British, German and Swedish scientists recently uncovered a remarkable geological feature — at least three separate submarine craters each containing an isolated pool of the hottest and saltiest ocean water in the world.

These three underwater depressions are named Atlantis II Deep, Discovery Deep, and Chain Deep after the names of the three oceanographic research vessels used in their discovery.

Temperatures to 133 Degrees

Atlantis II Deep, the largest crater of the three, covers an area of about 30 square miles and contains a pool of hot water about 650 feet deep with temperatures as high as 133 degrees Fahrenheit! Ordinary Red Sea water is a relatively cool 86 deg. Fahrenheit.

Not only is this trapped water inside the three bottom craters hotter than usual, but it also is saltier. The clustered underwater pools contain 270,000 parts per million of dissolved salt. This is about eight times as salty as Pacific Ocean water off the California coast (about 34,000 p.p.m.) and is even saltier than the Dead Sea (about 260,000 p.p.m.).

Compared to the usual Red Sea water that lies over them, the hot brines trapped within these three submarine holes lack oxygen and also are much more acidic.

But what is even more amazing is that these acidified hot brines contain enormous amounts of dissolved heavy metals. The concentration of iron, zinc, manganese, lead, copper, silver and gold dissolved in these brines run about 50,000 times as great as in ordinary seawater. This gives rise to an interesting phenomenon.

At the place where the two chemically different waters make contact with each other—where the bottom surface of the upper ordinary Red Sea water touches the upper surface of the bottom abnormal brines—the metals dissolved in the brines no longer can stay dissolved but turn into solid metals and fall to the sea bottom below.

It turns out that when the different dissolved metals are converted into solids, the chemical and physical changes that take place produce various solid materials, each of a different color. Sinking to the bottom, they form a multi-layered sediment, each layer of different hue.

Thus, rod-shaped samples of the sediment, cored out of the bottom ooze and brought to the surface, are reminiscent of extraordinary beauty. In a recent review printed in Oceanus, the publication of the Woods Hole Oceanographic Institution, Woods Hole, Mass., geologists E. T. Degens and D. A. Ross write:

"Man probably has never seen a more colorful sedimentary product emerging from the depths of the sea than the cores collected by us during the fall 1966 cruise.

Color Variation Fantastic

"The color variation is fantastic; all shades of white, black, red, green, blue, or yellow can be observed." Everytime a bottom sample was hauled on board "the brilliant color and beautiful layering enthralled both scientists and crew."

Not only are the colored sediments pretty, but they also are extremely valuable. For the bottom layers of the hot submarine craters are veritable treasure troves covered with an estimated 130 million tons of 300-foot thick ooze containing precious metals valued at $3.5 billion. And this is a conservative estimate.

The precious metals in the sediment-covering these three relatively small submarine depressions at the bottom of the Red Sea have a greater value than all the precious metal ore mined in the Coeur d'Alene region in Idaho since mining began there in the 1870s.

To whom do these submarine craters belong? It will be a complex matter of international law. In the meantime, [illegible] Golden [illegible] them in the

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Always fast . . .

office for misbehavi-

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★

er has been surprised omptu visits by her ndson and various apparently fascinat- Oriental rugs. seemed to indicate to te their unorthodox lothing and social ey really appreciated

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ATTACHMENT
B

ENTERTAINMENT & ARTS

An unusual idea of 'preservation'

BY MARTHA GROVES

AUG. 21, 2009 12 AM PT

It's safe to say that billionaire investor Charles T. Munger's idea of historic preservation does not jibe with the Los Angeles Conservancy's.

At the site of the Barry Building, the mid-century modern landmark on San Vicente Boulevard that for years housed Dutton's bookstore, he envisions a bustling new Brentwood Town Green filled with restaurants and shops.

To get there, Munger proposes to raze the building, put parking below, then construct a two-story complex in the same style but three times the size of the original.

"Applicants are unable to recall any greater victory for historic preservation in the entire history of the city," he adds.

To many Brentwood residents and the preservation community, this is logic taken to a paradoxical extreme. The idea is "totally incompatible" with the project's stated goal of respecting cultural heritage issues, according to the L.A. Conservancy.

By Munger's reasoning, one would improve on history by "demolishing Rome's Colosseum and building a new renovated Colosseum with similar architectural design and technique," suggests one neighbor, Bob Blue.

The Barry Building is a historic-cultural monument, a status the city bestowed in 2007 after Munger floated a proposal to replace it with 60 luxury condos and retail shops. Demolition and replacement of the building, opponents say, would run counter to a key

tenet of preservation: If damaged or destroyed, historic places cannot be replaced.

“It’s a slap in the face to the people and the city of Los Angeles,” said Diane Caughey, an architect and the daughter of Milton Caughey, who designed the Barry Building, completed in 1951.

As Munger begins his quest for city approvals, critics have raised a battery of objections -- from the noise and traffic they fear would be generated to the potential loss of a beloved, low-key gathering place with its central courtyard and curving stairways. Although some observers deemed the building unremarkable, Mary Klaus-Martin, who was president of the city Cultural Heritage Commission when the building was designated, described it as “a jewel” designed by an acclaimed young architect.

ADVERTISEMENT

Blue and other opponents of Munger’s plan recognize that they’re up against a formidable force with cavernous pockets. Munger, 85, is a founder of the Los Angeles law firm Munger, Tolles & Olson. In 1978, he partnered with Warren E. Buffett to run Berkshire Hathaway Inc., the legendary holding company.

A 1949 photograph in Munger’s project description shows his wife’s father, David Barry Jr., holding a shovel as he and others plant one of many coral trees in the grassy median on San Vicente where the Pacific Electric Red Car track once ran. The lush trees were designated a city historic-cultural monument in 1976.

By then, the boulevard had become the main drag through the well-heeled community, with upscale shopping malls, restaurants and office buildings. Many residents fear that traffic generated by a nearly 50,000-square-foot shopping complex -- with 350 parking spaces, more than required -- would further clog an artery that already comes to a standstill at times.

"The proposal would apparently transform the bedroom community of Brentwood into something that it has never before been: a center for night life," Wendy-Sue Rosen, chairwoman of the Brentwood Community Council, told the Los Angeles Planning Department.

Councilman Bill Rosendahl, who represents the area, sits on the warm seat in the middle, between residents and a patient developer.

"The Brentwood community is wide awake and focused on that piece of land," Rosendahl said. "He must respect the community and its interests."

Munger contends that he plans to fill the Brentwood Town Green with neighborhood-serving shops and eateries -- in other words, the type of project many planners favor because such businesses can, in theory, reduce auto trips.

"I would want in Brentwood exactly what I would want in my neighborhood of Hancock Park," he said.

For inspiration, he is turning to the Brentwood Country Mart, a mostly one-story collection of retail shops and eateries on 26th Street near San Vicente, about a mile west of the Barry Building.

Like the mart, Brentwood Town Green would feature picnic-style outdoor dining. Diners would be protected in foul weather by what Munger calls "retractable skylights" -- basically, a slide-away, rainproof cover over the open courtyard (a feature Munger plans to keep). The cover would bring the project height to 50 feet.

Munger says the Barry Building suffers from outmoded electrical and mechanical systems, a lack of insulation and poor layouts, defects that would be difficult to fix. Since Dutton's closed in April 2008, a furniture store, a coffee shop, a Pilates studio and a consignment shop have moved in, with short-term leases at favorable rents.

Landmark status does not necessarily prevent an owner from developing or even demolishing a property, but it does create an environmental review process when the owner seeks a permit for demolition or substantial alteration.

That process requires Munger to explore alternatives for preserving the Barry Building. Lambert Giessinger, historic preservation architect with the city Planning Department's Office of Historic Resources, said any new development could be constructed on the parking lot behind the building.

--

martha.groves@latimes.com



Martha Groves

Martha Groves, who covered the Westside for the Los Angeles Times, left the newsroom in 2015. A native Hoosier, she became a Metro reporter after many years as a Business writer and editor. She previously worked for the Philadelphia Inquirer and the late, lamented Chicago Daily News.

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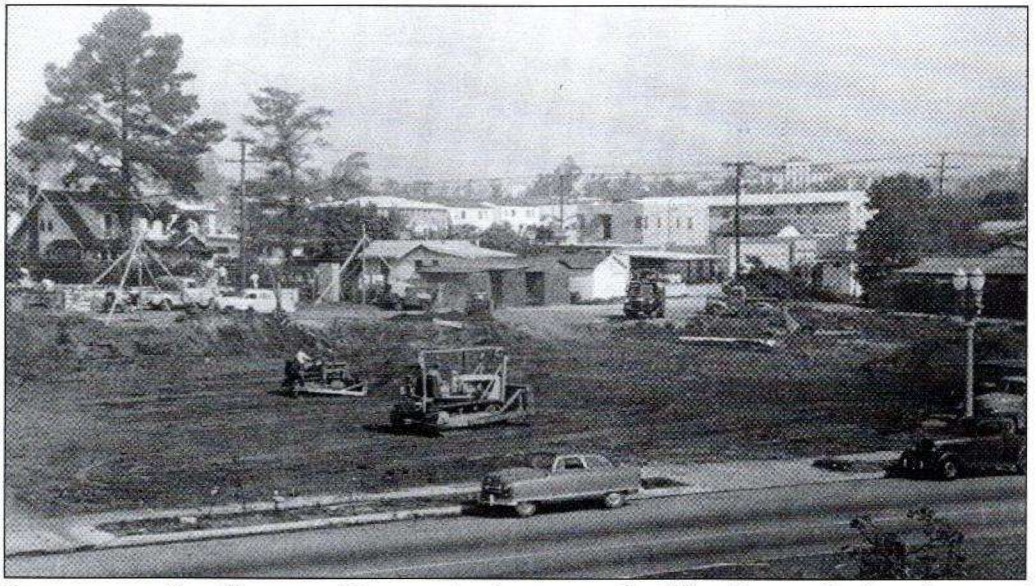
ATTACHMENT
C



Beautifying San Vicente, 1949. Once the tracks were removed, the median strip on San Vicente Boulevard was functional but not beautiful. A grant from the Los Angeles Beautiful program allowed visionary residents to plant 5 miles of coral trees starting at the Soldiers' Home. The trees' red flowers enliven the street every spring, and their twisted shape is the icon for Brentwood. This group is ceremoniously planting one of the coral trees. (Courtesy of the Brentwood Historical Society.)



Building on San Vicente. Construction begins north of San Vicente Boulevard, west of Gorham Avenue. The site, first used by Westward Ho market, is now the site of the Whole Foods store. The coral tree in the foreground is still small so this was taken in the late 1950s or early 1960s. Apartments are beginning to replace the single-family homes to the north. (Courtesy of the Brentwood Historical Society.)

ATTACHMENT
D

1

APPLICATION TO ERECT A NEW BUILDING AND FOR A CERTIFICATE OF OCCUPANCY

Form B-1—BSE-9-48

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. S'ly 33.5' of Lot 52
S'ly 83.5' of Lot 51

Tract Westgate Acres

Location of Building 11973-75-77 San Vicente Blvd.
(House Number and Street)

Between what cross streets Saltair and Westgate

Approved by City Engineer
Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Stores and offices (Not to be used as shops) Families ____ Rooms 35
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. Owner DAVID BARRY, JR. Phone AR. 71243
(Print Name)
3. Owner's address 11979 San Vicente Blvd. P. O. Los Angeles 49, Calif.
4. Certificated Architect WILSON H. CAUDEY State License No. C 629 Phone CR. 11435
5. Licensed Engineer EDGAR CARTER State License No. C. 6790 Phone CR. 51315
6. Contractor DAVID BARRY, JR. State License No. 57440 Phone AR. 71243
7. Contractor's address 11979 San Vicente Blvd.
8. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment thereto or thereon.) $ 60,000
9. State how many buildings NOW on lot and give use of each. none
(Store, Dwelling, Apartment House, Hotel or other purpose)
10. Size of new building 100 x 107 (Less courtyard) No. Stories 2 Height to highest point 26' Size lot 133.5 x 200
11. Material Exterior Walls Precast Stucco Type of Roofing Comp
12. For Accessory Buildings and similar structures
(a) Footing: Width ____ Depth in Ground ____ Width of Wall ____
(b) Size of Studs ____ Material of Floor ____
(c) Size of Floor Joists ____ x ____ Size of Rafters ____ x ____

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here David Barry, Jr.
(Owner or Authorized Agent)

DISTRICT OFFICE WEST LOS ANGELES By ____

FOR DEPARTMENT USE ONLY

PLAN CHECKING
Date AUG 10 1950
Receipt No. ____
Valuation $ 60,000.00
Fee Paid $ 72.00

REINFORCED CONCRETE
Bbls. Cement ____
Tons of Reinforcing Steel ____

FEES
Bldg. Per 138.00
Cert. of Occupancy ____
Total ____

TYPE	GROUP	Maximum No. Occupants	Corner Lot	Key Lot	Lot Size	ft. rear alley / ft. side alley	Clerk
V	6-1				133.5 X 200	X	

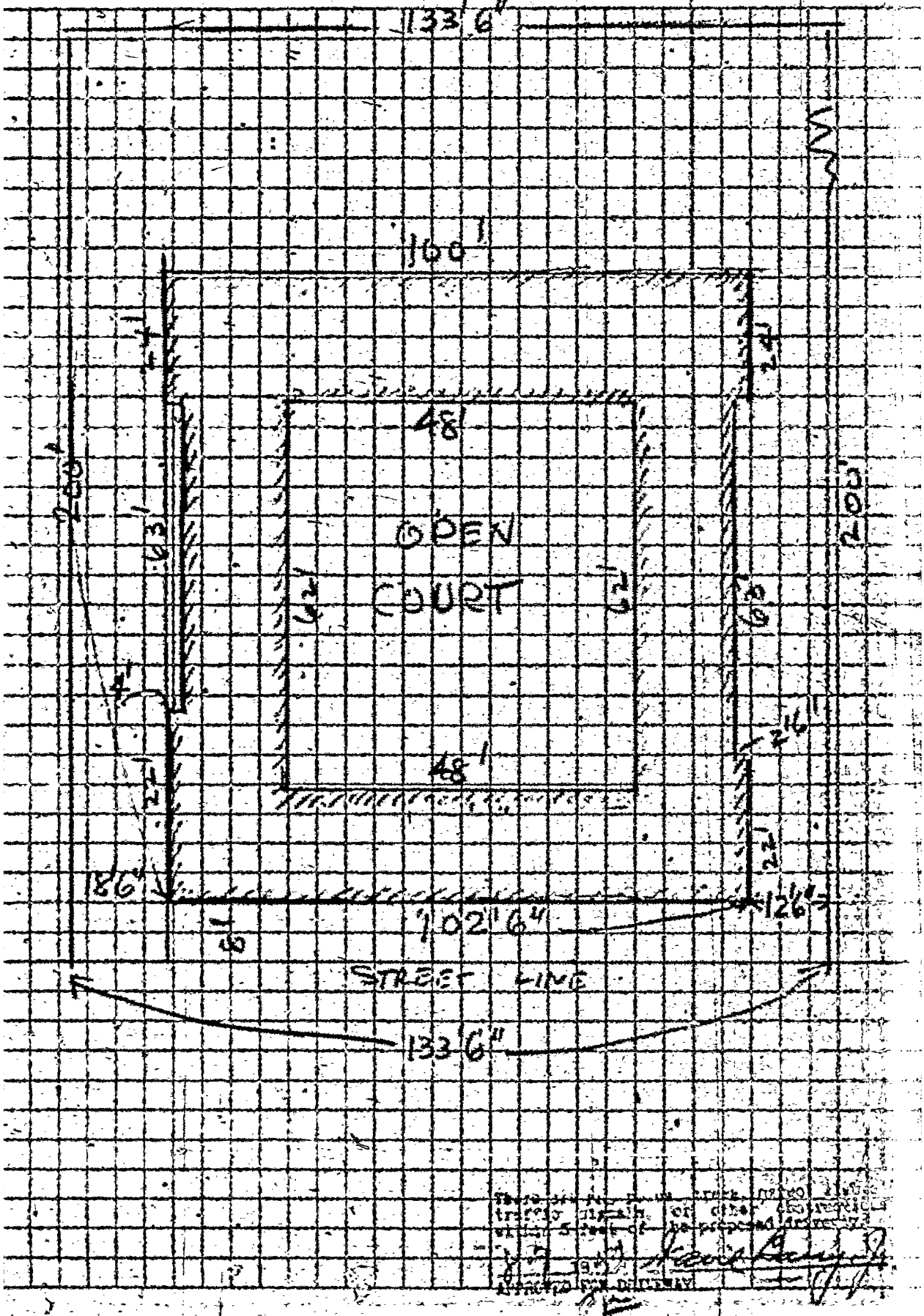
PERMIT No.	Plans and Applications checked	Zone	Fire District No.	District Map No.
LA24638		C-2	2	4217

PLANS	Inspections Verified	Bldg. Line ft.	Street Widening ft.	Stamp here when Permit is issued
Bal'd				OCT - 4 1950

Plans, Specifications and Applications Approved and Approved: OCT 3 1950 Clerk

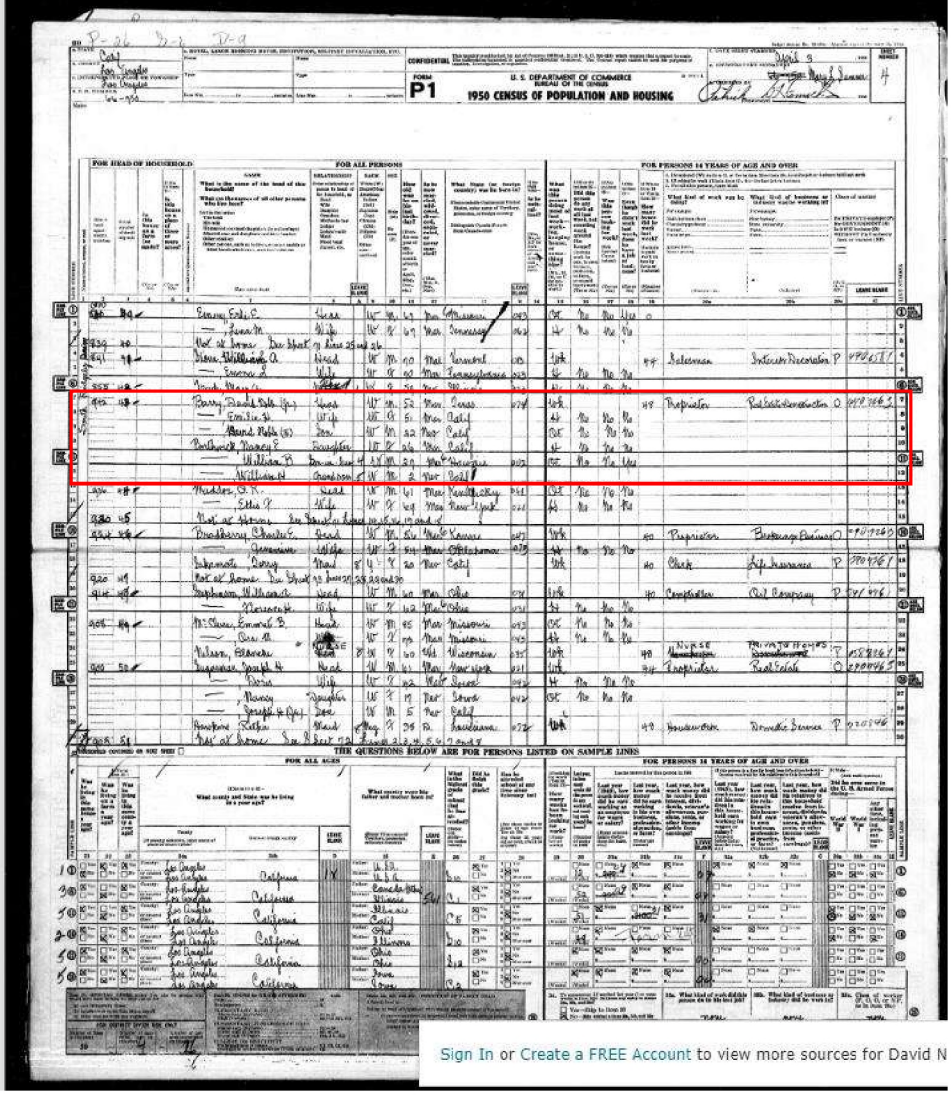
Tax Plans Rec'd ____ Fees with ____ Contingent Inspection ____ SPRINKLER Specified—Required Valuation Included Yes—No ____ Inspector ____

Approved R-1 Restr


133'6"
100'
48'
OPEN
COURT
48'
186'
102'6"
126'
STREET LINE
133'6"

ATTACHMENT
E

David Noble Barry Jr.



FORM P1
U. S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS
1950 CENSUS OF POPULATION AND HOUSING

FOR HEAD OF HOUSEHOLD — FOR ALL PERSONS — FOR PERSONS 14 YEARS OF AGE AND OVER

THE QUESTIONS BELOW ARE FOR PERSONS LISTED ON SAMPLE LINES

FOR ALL AGES — FOR PERSONS 14 YEARS OF AGE AND OVER

Sign In or Create a FREE Account to view more sources for David N

ATTACHMENT
E

Re: Barry Building HCM ... 11973 San Vicente Blvd. (ENV-2019-6645-EIR) ... Follow up re. documents provided at today's meeting ... Please see email for details ...

From: Mindy Nguyen (mindy.nguyen@lacity.org)
To: melissa.jones@lacity.org
Cc: ziggykruse2005@yahoo.com; bob.blue@live.com
Date: Tuesday, September 3, 2024 at 05:52 PM PDT

Hi Ziggy,

We will also be getting answers to the questions you posed on Friday by Thursday morning; however, we will not be responding to the rebuttals until the time for a decision for the demolition permit arrives. That said, if you would like to submit anything directly to the CHC for their review, please do so in advance of Thursday.

Thanks,

> On Tue, Sep 3, 2024 at 9:57 AM Melissa Jones <melissa.jones@lacity.org> wrote:
>
> Hi Ziggy,
>
> The letter in its entirety is linked to from the staff report for Thursday's CHC hearing available online here: Barry_Building_HCM_887_Staff_Report.pdf (lacity.gov).
>
> Thank you,
> Melissa
>
> LOS ANGELES CITY PLANNING
> **Melissa Jones**
> Pronouns: She, Her, Hers
> City Planner
> **Los Angeles City Planning**
> **Office of Historic Resources**
> 221 North Figueroa Street, Suite 1350
> Los Angeles, CA 90012
> T: (213) 847-3679 | Planning4LA.org
> E-NEWS
>
> On Fri, Aug 30, 2024 at 8:43 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:
>
> Hello Mindy and Melissa:
>
> Thank you both for taking the time to meet with us this morning. - We both learned a lot, but there are still a lot of questions we will seek answers to in the next couple of days.
>
> In the meantime, please provide us with all of the attachments that were part of Mr. Casey's 07-15-2024 letter, which was send by email to Mr. Bernstein. That letter mentions the following attachments:
>
> 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. Zasadzian (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 Dep1.) regarding Cost Analysis

F. **Attachment F:** *Barry Building Renovations* by Hill International. November 2022 (Attachment F 10 the Cost Analysis letter above)

G. **Attachment G:** *Barry Building Land Residual Analysis by* CBRE Brokerage, March 2023 (Pro forma) (Attachment G 10 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

Please provide these attachments in electronic format as they were shared that way with Mr. Bernstein.

We thank you in advance for your help with this.

Sincerely,
Ziggy and Bob

--

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E-NEWS

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

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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
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March 12, 2024

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Re: SUPPLEMENTAL Comments – Rebuttal and inadequacies of the Responses to Comments provided in the FINAL 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 letters raising various legal deficiencies in the Draft Environmental Impact Report ("DEIR")for the Current Project and to rebut certain comments made in 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.")

The central criticisms of the FEIR, Response to Comments, raised in this letter are the following:

1) APPROVAL OF A PROJECT WITHOUT AN IDENTIFIED REPLACEMENT;
2) DEMOLITION OF A HISTORIC AND CULTURALLY SIGNIFICANT BUILDING BY NEGLECT;

3) AVOIDANCE OF ISSUES BY TECHNICAL OR DISINGENUOUS ARGUMENTS; and
4) PIECEMEAL APPROVAL OF A PROJECT;

1. APPROVAL OF A PROJECT WITHOUT AN IDENTIFIED REPLACEMENT

A central dispute involves the insistence that the Project consists only of the demolition of a building designated by the City Council as both historically and culturally significant disregarding, without providing a legal analysis or authority, the following undisputed facts relevant to a lawful environmental impact report under CEQA:

a.) The proponent owns at least 3 adjacent lots (and likely has a legal interest in other similarly situated lots adjacent to those it owns) that have been cleared of buildings and are now fenced vacant lots without any environmental review. This raises unexamined cumulative impacts not examined in the DEIR;
b.) The Soft Story Ordinance, allegedly the cause necessitating the demolition, does not require demolition. This creates a false premise that involve the insufficiency of the Alternatives Analysis;
c.) The Soft Story Ordinance contains a provision allowing the owner to seek relief from its provisions (same as subsection b above);
d.) The failure to disclose any replacement distorts the CEQA process, in particular the Alternative Analysis (discussed below)

2. DEMOLITION OF A HISTORIC AND CULTURALLY SIGNIFICANT BUILDING BY NEGLECT

Response to Comment No. A3-4

. . .

Although the seismic instability of the Barry Building is attributable to its design and construction in the early 1950s (such as the absence of shear walls and moment frames) and not neglect or lack of maintenance, the Applicant has submitted a letter generally discussing its maintenance of the property since the tenants vacated in 2017. (Refer to Appendix O to this Final EIR.) In that letter, the Applicant states that its property manager inspects the property at least once per week. In addition, the Applicant conducts regular maintenance consisting of weeding, trimming, clearing of leaves, and removal of debris from the driveway, the parking lot, and the courtyard. The Applicant states that it also carries out repairs at the property as necessary, such as replacement of lighting fixtures, installation of a secondary perimeter fence, repairs to primary fencing, repairs of water leaks, and adding to fencing as secondary security at the rear of the building. Furthermore, the metal window shutters were removed due to deterioration and corrosion in the mounting hardware for the metal shutters, which was severe and which resulted in a meaningful risk of failure. Those shutters were located on the second floor of the building, which fronts, and is very close to, the adjacent sidewalk. Accordingly, pedestrians were in danger of being struck by falling debris if the shutters failed. Therefore, the shutters were removed and are now stored and saved in a secure location on-site. The Applicant informed the City of this action in the letter contained in Appendix L of the Final EIR.

The facts provided in support of the findings that the Barry Building is architecturally significant include an emphasis on the importance of the "*metal window shutters"* described as a prominent design feature that is a part of the face of the south building at the entry. As such, it is one of the defining features of the architecture. To argue that the building has been "maintained," despite removal, rather than reconstruction of the "*metal window shutters"* is disingenuous seen in the best light. While the undersigned concedes that weeding, irrigating, and removal of debris has taken place, that does not meet the commonsense definition of "maintenance" of an historic building where essentially it has been defaced by the removal of a defining feature. In other words, the "maintenance" representation states solely that the grounds are being maintained. But there is not, nor can there be, any representation that the historic quality of the building is being maintained. Because the reason for the "removal of the "*metal window shutters"* was simply "*due to deterioration and corrosion in the mounting hardware for the metal shutters"* the admitted facts demonstrate the ease with which this critical aspect of maintenance can be achieved with ease and without significant expense. In another opposition letter, the analogy was made to the removal of the bride's veil. Nobody could reasonably concluded that this constitutes "maintenance" of an historic building. The point that must be emphasized is that the standards applicable to "maintenance" of an historic building differ from the thousands of dingbat apartment buildings that are the primary subject of the Soft Story Ordinance. Here "maintenance" must include the simple restoration of a defining feature if this statement is to be accurately made. To allow otherwise is unfair to the public interest and the public's participation or the decision makers' in the evaluation of whether to proceed with allowing demolition of this building that is no longer being presented in its historical context. It is reasonable to concluded that removal of a key element of the building is one important step towards its demolition – therefore that renders false the representation the building is being maintained.

3. AVOIDANCE OF ISSUES BY TECHNICAL OR DISINGENUOUS ARGUMENTS

A common method used to short cut and therefore prejudice an environmental analysis is limiting the scope of the project by ignoring environmental facts relevant to the Project. For example, disregarding the history of serial demolition without replacement at adjacent vacant lots, land banking, ignores the strong likelihood the commonly owned vacant lots will be developed in common.

A related contention repeated in the Response to Comments that is false, or at least misleading, is that vacant lots are a permissible land use under the Specific Plan. Nothing in the Specific Plan states this nor can it reasonably be interpreted this way. A vacant piece of property is a land use. Replacement of a commercial building with a vacant lot constitutes a change in the land use. Failing to develop a vacant lot for a number of years directly conflicts with the main purpose of the San Vicente Scenic Corridor Specific Plan ("Specific Plan") along with and many of ancillary purposes. The Section of the Specific Plan requiring landscaping is not authority for creating vacant lots. Fencing and landscaping constitute mitigation for the adverse effects of demolition and an interim period in which the land use is a vacant lot. The only reasonable inference regarding the purpose of the vacant lot is that it is a foreseeable step in the process of

redevelopment, not an end result unless the commitment is to permanently dedicate the lot to open space.

The following selections taken from the FEIR are identified and objected to or rebutted in red font:

Response To Comment No. B1-9
The vacant properties referenced are adjacent to the Project Site to the west but are not part of the Project that is the subject of the Draft EIR or the application for the requested Demolition Permit.

The record demonstrates common ownership and a pattern of demolition in common. It is reasonably foreseeable that these lots will be developed in common. None of the demolitions of the adjacent lots were considered for any environmental impacts including potential cumulative environmental impacts. Artificially limiting the scope of environmental analysis by ignoring these relevant facts does not comply with CEQA disclosure and good faith requirements. CEQA allows for early environmental review and supplementation when more is known which opportunity is specifically rejected by the approach taken here to artificially limit the scope of the environmental issues to one lot. The Response is disingenuous because it, along with the many instances in which the Response relies on this distortion, demonstrates a willingness to distort the record to avoid dealing with the environmental consequences of the application.

Response to Comment No. B2-8
Refer to Response to Comment No. B1-4
The entity that owns the Project Site does not own the parcels identified as APNs 4404-025-010, 4404-025-027, 4404-025-028, and 4404- 026-008. Those parcels are owned by 11991 San Vicente LLC. The Project Site (APN 4404- 025-008) as well as APNs 4404-025-009, 4404-025-015, and 4404-025-016 are owned by 11973 San Vicente LLC.

The comment acknowledges common ownership of at least 4 of these lots. The Response fails to deny common control over all of the parcels which is the subject matter of the comment. From this lack of denial, it reasonably can be inferred that all the lots are commonly controlled or at least that it is reasonably foreseeable that they likely will be developed in common. This Response constitutes another example of an attempt to distort the record by not responding to the factual concerns raised with respect to the DEIR, by relying on an artifice to mislead and or misdirect the environmental analysis, particularly by the distortion of the Project Description and the development of the range of reasonable alternatives.

Response to Comment No. B2-9
The demolition of buildings discussed in this comment was undertaken pursuant to demolition permits lawfully issued by the City

Each of the separate demolition projects was permitted by a singular ministerial process thereby avoiding CEQA review. This is a classic form of piecemealing. That this evasive approach may have been legal with respect to each lot and each permit, does not make the whole legal under CEQA. Therefore, the Response is non-responsive. The City was not advised of the serial nature of these many permits. Had the applicant been fully transparent regarding these applications, as is required by CEQA, then City's review of what retrospectively constitutes a large group of demolitions for one large contiguous area, might have resulted in a discretionary review subject to CEQA. When the last piece of that assemblage comes up for review, it is not too late to look back at the whole. Such a retrospective examination is not prohibited, indeed it is required under CEQA. This is another example of the manipulation of the record by technical interpretations of CEQA to avoid CEQA review which adds to the history of manipulations intended to prevent a full, transparent, and good faith review of the totality of the re-development of these lots, all of which is now possible related to the subject permit at issue today.

Response to Comment No. B2-10

The information about the seismic instability of the building that is detailed in the technical reports provided in Appendices G, H-2, and H-3 of the Draft EIR and Appendix I of the Final EIR were not before the Cultural Heritage Commission in 2011.

This response is irrelevant. The implication is that the building's engineering is a factor in considering its historical and cultural significance before and again when the demolition permit comes for review by the Cultural Heritage Commission. This is false, it was not relevant nor will it be relevant when it returns to the Cultural Heritage Commission.

Response to Comment No. B2-20

The issuance of a Demolition Permit will not change the land use

This is a false statement as a matter of law. Demolition will change the land use from a commercial building to a vacant lot for an indeterminate amount of time with mitigating landscaping and a chain link fence.

A vacant lot is not on the list of uses prohibited within the Specific Plan.

This is a false or at least a misleading statement. Is it an allowable use under the Specific Plan? No, it is not! If the argument is that all land uses are permitted except those expressly prohibited, then that too is false.

The demolition of existing buildings resulting in vacant lots in the area was anticipated in Section 7.H of the Specific Plan.

False. Section 7 of the Specific Plan is entitled Landscaping. It does not modify the list of allowable uses. A reasonable inference is that leaving a lot vacant for more than 6 months inherently creates an adverse impact. Section 7 establishes the adversity of that impact as a

matter of law and requires specific mitigation of it. Another reasonable inference based on common sense and experience is that a vacant lot is a temporary condition, an interim use. Notwithstanding the temporary mitigations of landscaping and fencing, which do not alter the land use into one that is permitted, the vacant lots remain inconsistent with the many stated purposes of the Specific Plan. As such it constitutes an adverse impact.

Response to Comment No. B2-18
The comment suggests "a simple series of temporary wooden frame bracings" as a solution to addressing any legitimate health and safety risk from the Barry Building. However, this is not a valid retrofit option because it would not meet current requirements under either the Uniform Building Code or the Historical Building Code.

The Response changes the comment suggesting "temporary" bracing to "valid retrofit . . . not meet(ing) current requirements" in order to reject it, another example of avoiding full disclosure. This manipulation disregards the opportunity under the Soft Story Ordinance, Section 91.9308 to apply for adjustments under special cases. The facts demonstrate that this application presents just such a special case.

Comment No. B2-21
Either the project is the conversion of this historic and culturally significant building to a vacant lot screened from San Vicente Boulevard by a chain link fence with a thin planting; strip or it is one of a series of steps to re-develop all of the commonly owned/controlled assemblage of properties.

Response to Comment No. B2-21
The comment makes the claim that the Project may be part of a series of steps to redevelop all commonly owned parcels. Refer to Response to Comment No. A3-2 for a discussion of the Project evaluated in the Draft EIR and the claim of piecemealing

This Response fails to address the common ownership of at least 4 vacant lots, that it is reasonably foreseeable that at least those lots can and likely will be developed as one, and that all or more than the 4 admittedly commonly owned lots can and likely will be developed as one. The prior submission of a large project that included these 4 lots provides additional evidence of this foreseeability. Common sense and experience provide still more support. The response is inconsistent with the holding in *Bozung v. Local Agency Formation Com.* (1975) 13 cal.3d 263.

Response to Comment No. B2-22
vacant lots are not prohibited in the Specific Plan.

Section 5, subsections (c) and (b) demonstrate that subsection (a) is not an exclusive list of prohibited or limited uses. Section 7 confirms that vacant lots require mitigation thereby supporting the conclusion that a vacant lot is inconsistent with the Specific Plan which constitutes an adverse impact necessitating the temporary mitigation. Because vacant lots are

inconsistent with the purposes of the Specific Plan, the cumulative impact of several vacant lots is all the more significant an impact. The voluntary temporary fencing is further evidence of an inconsistent use requiring extreme mitigation.

This is an incorrect statement as a matter of law. It is the character of the actual use of the land (land use) that dictates its land use, not its zoning. See *Honey Springs Homeowners Assn. v. Board of Supervisors* (1984) 157 Cal. App. 3d 1122, 1141 See also *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal. App. 4th 1301, 1314 which held that functionality of the use, not the zoning must be used to characterize the land use.

In addition, a landscape buffer shall be installed in compliance with the Specific Plan.
(See above)

Response to Comment No. B2-29
The comment claims that the adjacent vacant properties do not conform to the architectural and landscape guidelines of the Specific Plan, that the vacant properties do not implement the policies of the General Plan and Community Plan and also raises questions about zoning compliance and conflicts/consistency with applicable land use plans under CEQA.
(See above)

The adjacent vacant properties are not part of the Project Site. Refer to Response to Comment No. A3-2
(See above)

Comment No. B2-29
The vacant properties do not conform to the architectural and landscape guidelines of the Specific Plan. . . . CEQA Guidelines Section 15125(d) and Appendix G regarding thresholds of significance for land use regarding plans

Response to Comment No. B2-29
The adjacent vacant properties are not part of the Project Site. Refer to Response to Comment No. A3-2

The Response dodges the facts of common ownership, common demolition, common opportunity, and common sense. Attached hereto is additional factual evidence to rebut the false and or misleading claims and/or inferences made throughout the Responses that: 1) future redevelopment the Site must be considered as a standalone "project as opposed to a part of a larger project together with adjacent vacant lots;" 2) there are multiple owners of the "related" properties as opposed to common ownership or at least control over all of vacant adjacent lots (the "Assemblage"); and 3) the application for a demolition permit for the Site has no factual nexus to the series of demolition permits already obtained and completed regarding the adjacent lots; The demolition permit seeks to enlarge the cumulative impact of several adjacent vacant lots that are in direct conflict with the purposes of the Specific Plan. The proposal to add the

Subject Property to those nonconforming lots increases and exacerbates the inconsistency with the Specific Plan, constituting an adverse cumulative impact. The development individually of the Site, as opposed to in combination with some or all of the adjacent vacant lots is entirely unforeseeable. The Response seeks to avoid these truths to deliberately truncate and thereby prevent a good faith environmental analysis.

4. PIECEMEAL APPROVAL OF A PROJECT

Comment No. A3-7
The owners and representatives have stated in public meetings that they intend to market the property once the Barry Building is demolished, again demonstrating a piecemeal approach

The failure to deny this comment constitutes further evidence of common re-development opportunities if not that intention. It is beyond reasonably foreseeable, such that it must be inferred as a fact, that a buyer will proceed with re-development. The reliance in the Responses on uncertainty about when, how and by whom regarding that re-development are not limitations to the requirement for CEQA review at the earliest opportunity.

Comment No. A5-2
All of these parcels were slated for redevelopment as part of the previously proposed Green Hollow Square project, however they have now been systematically leveled in a piecemeal fashion.

There is absolutely no response to this comment involving environmentally significant facts regarding conflicts/inconsistencies between the proposed replacement use and the Specific Plan and the cumulative impacts of increasing that impact. Additionally, the FEIR failed to address the comment that CEQA allows, indeed requires, an examination of the whole of the Assemblage of properties based upon the attempt to add another lot, notwithstanding that none was environmentally examined singularly.

Comment No. B1-6
Demolition continued after the project was withdrawn on October 31, 2013. There was no reason to demolish 4 out 5 of the structures on the applicant-owned parcels slated for removal for the Green Hollow Square project

Response to Comment No. B1-6
Refer to the Response to Comment No. A3-2 regarding CEQA piecemealing: A lead agency is not required under CEQA to evaluate future uses of a property that is being sold if a specific use is not "reasonably foreseeable." (See Flanders Foundation v. City of Carmel-by the-Sea (2012) 202 Cal App. 4th 603, 615.) *There must be a factual basis for concluding that two projects must be considered together. (Save Round Valley Alliance v. County of Inyo* (2007) 157 Cal.App.4th 1437.)

The Response fails to incorporate CEQA jurisprudence regarding what constitutes "reasonably foreseeable" and therefore misapplies the legal standard for "speculation." CEQA establishes the following examples of what constitutes "reasonably foreseeable" as opposed to "speculation":

a) at least in theory of causing (Guidelines § 15064, subd. (d)(3));
b) not "reasonably foreseeable" exists if there is no causal connection (*City of Livermore v. Local Agency Formation Com*. (1986) 184 Cal.App.3d 531, 541–543) ;
c) A lack of support in the record, however, does not prevent an agency from considering a possible environmental effect at an initial stage of CEQA analysis (*Union of Medical Marijuana Patients, Inc. v. City of San Diego* (2019) 7 Cal. 5th 1171, 1199-1200); and
d) an effect may be rejected as speculative only if the postulated causal mechanism underlying its occurrence is tenuous.

The development of the subject lot separately and individually and not as a part of the Assemblage of vacant lots, or at least several of them that the applicant admits are commonly owned, is not reasonably foreseeable and is extremely tenuous. Therefore it is not speculation as a matter of law and City must consider possible environmental effects notwithstanding identified uncertainties.

Comment No. B1-8

After the applicant withdrew the Green Hollow Square project entitlements on October 31, 2013, the applicant demolished two single family homes on Saltair Avenue and two commercial buildings on San Vicente Blvd. The relative locations of these structures are shown on the accompanying attachments to this letter. As mentioned previously, the demolition was not necessary unless it was an effort to continue the plan revealed in the Green Hollow Square Project.

The Response failed to deny these statements thereby establishing them as facts in the record. Evidence of the initial stages of development, i.e., demolition and clearing of the land which are precursors to re-development, is relevant to many disputed issues regarding the adequacy of the FEIR including without limitation: Project Description; Environmental Impacts of the whole of the project; Cumulative Impacts; and Alternatives Analysis. The addition of one more piece of property to the existing Assemblage gives rise to the duty to consider the whole Assemblage notwithstanding that the parts of the whole escaped examination. Indeed, that escape adds support to the requirement to look at the whole Assemblage now. The Response artificially narrows the issue of "piecemealing" to the nondisclosure of the replacement use. This is not consistent with the principles and holdings of CEQA case law.

COMMENT NO. B1-9

The community has been living with these conditions (many adjacent vacant lots) *for almost a decade. . . . At night the area is now dark*

Response to Comment No. B1-9

San Vicente Scenic Corridor Specific Plan (Specific Plan) does not have a requirement for fencing in a vacant lot and no code violations have been issued for those properties.

This Response constitutes relevant evidence to requiring full consideration now of the Assemblage in the environmental impact report in two ways: 1) the placement of unrequired fencing is evidence the applicant knows the vacant lot constitutes adverse impacts to the environment; and 2) local observation regarding a dangerous condition caused by the Assemblage of fenced vacant lots as opposed to well-lit and active retail uses supports another adverse impact – the detrimental effect on the health and safety of the community under CEQA Guidelines Section 15126.2(a)

Comment No. B2-4

The currently proposed demolition of the Barry Building is demonstrably the last step in the deliberate and calculated pattern of removal of several buildings (described herein) from several adjacent parcels intended to constitute an assemblage of parcels ("Assemblage") for the purpose of creating one very large empty piece of property (the "Undisclosed Project.")
If the Ultimate Project is not currently foreseeable, . . . then it must be concluded that the time for consideration of . . . the Current Project is not ripe.

There was absolutely no response to this comment involving environmentally significant facts set forth herein. The FEIR provides no authority for its assumption that the prohibition against "piecemealing" involves only the next step in any development as opposed to here, where the application seeks to take the concluding step in a multi-step process of changes to the physical environment that have not been examined for environmental impacts. Indeed such a contention is an abuse of CEQA. The application provides City with a duty to examine the whole of the action, including retroactively considering all of the impacts discussed herein.

Response to Comment No. B2-21

The comment makes the claim that the Project may be part of a series of steps to redevelop all commonly owned parcels. Refer to Response to Comment No. A3-2 for a discussion of the Project evaluated in the Draft EIR and the claim of piecemealing

This response fails to address: 1) the common ownership of at least 4 vacant lots; 2) that it is reasonably foreseeable, indeed extremely likely, that at least those 4 lots will be developed as one; 3) the prior submission of a large project that included these 4 lots; 4) the common applicant for the demolition permits; 5) the subsequent acquisition of additional contiguous parcels of land; 6) the subsequent demolition at the additional contiguous parcels of land; 7) common landscaping, fencing, and maintenance; and 8) common sense and experience. The response is inconsistent with the holding in *Bozung v. Local Agency Formation Com*. (1975) 13 Cal.3d 263. The Response also fails to address the fact that without a present commitment to dedicated open space as the end use, a vacant lot can only ever be an interim step towards re-development, however uncertain the form may be. This fact inherently supports the argument that consideration only of the demolition impacts is improper piecemealing.

Comment No. B2-23
This constitutes one foreseeable component of the "redevelopment of the assemblage" and must be described as a necessary component of the project description.

Response to Comment No. B2-23
The Project does not involve the adjacent and nearby parcels that are currently zoned for parking. It would constitute impermissible speculation as to the type of a future project that may eventually be developed at the Project Site

(See above)

The facts allow an inference that the applicant is deliberately seeking to avoid a full and transparent consideration of all of the environmental facts raised by the demolition of the Barry Building as the last piece in a much larger re-development project. Does the "rule of reason" requirement in the development of the range of alternatives and the requirement to use "reasonably foreseeable" change, i.e., enlarge, the duty to conceptualize projects that might otherwise arguably be called speculation? For example, wouldn't an alternative location involve some degree of speculation? Yet commonly it is one of the alternatives considered. Here there are multiple facts that support the argument that development of the Site as a part of an assemblage is more reasonably foreseeable than development of the Site alone.

Comment No. B2-26
The evidence submitted in the comments to the NOP shows that a very reasonable presumption can be drawn that the Green Hollow project, or some variation of it, has never been abandoned . . . . The record demonstrates that only the specific application for it was symbolically withdrawn. This is confirmed because advancing that project has proceeded step by step since 2013 with serial demolition permits issued and demolitions achieved.

Response to Comment No. B2-26
Submittal of a complete application makes this matter "ripe" for action by the City.

There was no response to the facts established in the comment and therefore they are now a part of the record that raise adverse impacts to the environment as set forth herein and also constitute a rejoinder to the applicant's several false contentions that the demolition constitutes the full extent of the action required for environmental review for impacts. As argued in a supplemental letter regarding deficiencies in the Alternatives Analysis, the facts support the argument that the project is not ripe for review in part because the applicant has not exhausted administrative remedies that are provided in the Soft Story Ordinance and well supported by the facts already established in the record for this application.

Response to Comment No. B2-26

The comment states that there is a likelihood that the Applicant intends to develop an assemblage of parcels and also references the previous Green Hollow Square Project, which was formally withdrawn in 2013. Refer to Response to Comment No. A3-2 for a discussion of the Project evaluated in the Draft EIR and the claim of piecemealing. Also, the Applicant has submitted a complete application for a permit for demolition of the Barry Building. Submittal of a complete application makes this matter "ripe" for action by the City.

The Applicant stated that the requested Demolition Permit is not part of a new development project. That statement does not make it so. By definition, that is informed by common sense and extensive experience, the demolition of the Site is an interim step in the process of redevelopment of the Site. The only fact that would make the applicant's representation true is if the permit included a commitment to dedicate the Site to open space. As discussed more fully in the separate letter regarding the deficient alternative analysis, the four chosen alternatives demonstrate the applicant knows the Project is not ripe for review because each of the four alternatives contain a reactivation of the Site. This comparison is of apples to oranges. Alternatives that include redevelopment cannot be compared with the Project that does not provide for redevelopment.

Comment No. A3-5

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.

There was no response to the facts established in the comment and therefore they are now established facts as a part of the record.

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." 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. Reasonable alternatives must be considered "even if they substantially impede the project or are more costly." Likewise, findings of alternative feasibility or infeasibility must be supported by substantial evidence.

There was no response to the contentions that involve the limitation of infeasibility, including economic infeasibility applied to the identification of a range of reasonable alternatives. The DEIR simply states, absent authority, there is no duty to examine economic feasibility of the alternatives.

Comment No. B2-4
The currently proposed demolition of the Barry Building is demonstrably the last step in the deliberate and calculated pattern of removal of several buildings (described herein) from several adjacent parcels intended to constitute an assemblage of parcels ("Assemblage") for the purpose of creating one very large empty piece of property (the "Undisclosed Project.")
If the Ultimate Project is not currently foreseeable, . . . then it must be concluded that the time for consideration of . . . the Current Project is not ripe

There was no response to this specific contention. The only response was an insistence that the application applies only to the Site as a stand-alone piece of real property. This contention is not reasonably foreseeable. Additionally, it is materially inconsistent with the significant number of facts in the record that strongly suggest that the insistence is untrue, or at least an intentional manipulation to avoid the mandates of CEQA.

Comment No. B2-5
. . . supposed grounds for seeking the demolition of the Barry Building and replacing it with a vacant lot for an indeterminant amount of time . . .

Response to Comment No. B2-5
The Soft Story Ordinance does not exclude buildings that are HCMs designated under the City's Cultural Heritage Ordinance. Section 91.9308 of the Soft Story Ordinance provides only that "Qualified historical buildings shall comply with requirements of the California Historical Building Code established under Part 8, Title 24 of The California Code of Regulations." Refer to Responses to Comment Nos. A3-5 and B2-17 for a discussion of why that provision is not a statutory exclusion of historical buildings from the Soft Story Ordinance.

The undersigned concedes that Section 91.9308 is not an exclusion from the Soft Story Ordinance of a qualified historical building. It is however, the sole governing authority by which the Barry Building must comply with the Soft Story Ordinance. The Notice to Comply was not issued under the authority of Section 91.9308. It is invalid. It is void *ab initio*. Under Section 91.9308, the time limits imposed by Section 91.9305.1 do not apply. The artificial time limits the applicant relies on to "force" the demolition is not supported by the authority applicable to the Barry Building.

Comment No. B2-14
The successful combination of design, scale, landscaping and pedestrian accessibility, often rare with mld-20th century commercial buildings

The Barry Building offers a ". . . *successful combination of design, scale, landscaping and pedestrian accessibility, often rare with mld-20th century commercial buildings."* These are the key elements of the San Vicente Scenic Corridor Specific Plan and therefore the removal of the Barry Building, strikes at the heart of the purposes stated in the Specific Plan. The Response

does not disagree with the statement of these qualities or their rarity in *". . . mld-20th century commercial buildings. . ."* and thus this characterization is established as fact in the record. The undersigned argues that the rule of reason for choosing the range of reasonable alternatives must incorporate these qualities. How else is consideration given to the choice of demolition versus preservation?

Response To Comment No. B2-31

The Soft Story Ordinance requires the Owner of subject buildings to either seismically retrofit or demolish the building by a specified date. Mothballing the building for years is inconsistent with that statutory compliance date. . . . Accordingly, the Draft EIR properly rejected the mothballing alternative, as discussed on page V-4 of the Draft EIR as well as in the memo included as Draft EIR Appendix H-1.

This is an inaccurate assessment of the requirements of the Soft Story Ordinance on two separate grounds:

1) The Section 91. 9306.5 of the Soft Story Ordinance allows for the application for a "slight modification" without defining the limits of "slight." Under the totally unique circumstances presented here, [1] even if the compliance date applied to the Barry building, which the undersigned has argued is not the case, then an exception quite possibly could be granted to change the compliance date; and

[1] 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 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.

2) Section 91.9308 takes the historical and culturally significant Barry Building outside of the scope of Section 91.9305.1 including the time period in which demolition is required of other buildings

Since the goal of the Soft Story Ordinance is renovation for earthquakes and not urban renewal by wholesale demolition, and setting aside for discussion purposes the contention that the Order to Comply is void *ab initio*, then mothballing under Sections 91.9306 and/or 91.9308 are potential options for compliance with the Soft Story Ordinance that cannot be ruled out notwithstanding the false and artificial reliance on the time limits applicable under 91.9305.1.

Further rebutting this Response to Comments, the evidence shows that during the period after the Order to Comply was issued, the applicant continued to apply for and receive demolition permits, and remove the buildings on those properties. These facts demonstrate a conscious disregard for the notion of preserving the Barry Building and support the conclusion that the applicant has attempted to game the system to destroy an historically and culturally significant resource of prime value to the San Vicente Corridor; the community of architects, designers, historians, etc,; the community at large, and the public. Deliberately avoiding the alternative of preservation based on a pretense prevents a finding the DEIR considered a range of reasonable alternatives. The false implication here is that mothballing for up to a number of years is infeasible. This conclusion was developed to support a rejection of mothballing as an alternative. But the statement of infeasibility is not supported by the evidence. No such assumption can be relied on before the applicant has exhausted the effort to obtain relief from the time limits the applicant states is governing this case.

Respectfully submitted,
/s/ Corin Kahn
Corin L. Kahn
Corin L. Kahn, Esq (SBN 119201)
Attorney for The Blue Family

cc:
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Cultural Heritage Commission chc@lacity.org
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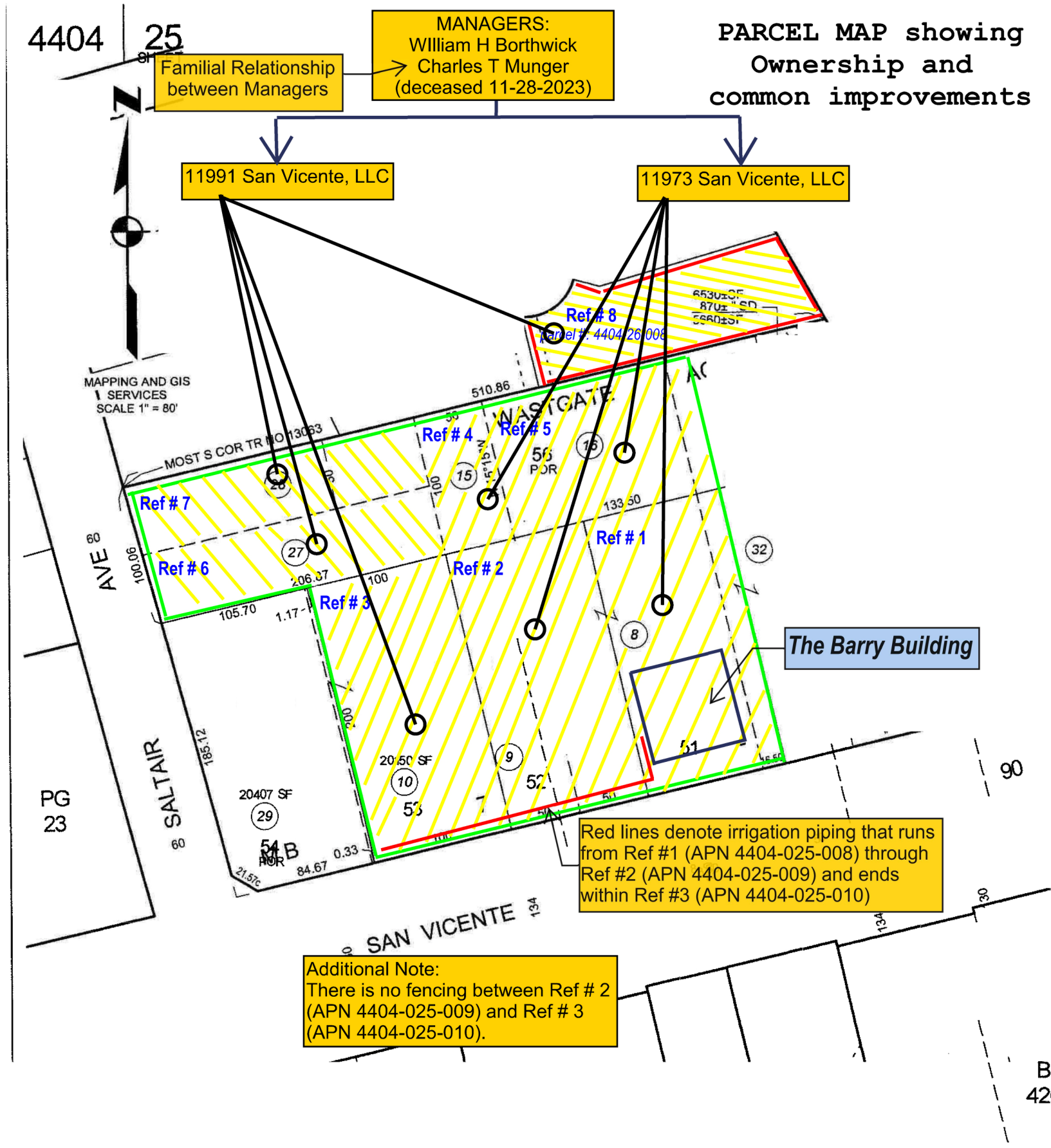
ATTACHMENT
1


PARCEL MAP showing Ownership and common improvements
MANAGERS:
WIlliam H Borthwick
Charles T Munger
(deceased 11-28-2023)
Familial Relationship between Managers
11991 San Vicente, LLC
11973 San Vicente, LLC
Ref # 8
parcel #: 4404-26-008
Ref # 4
Ref # 5
Ref # 7
Ref # 6
Ref # 3
Ref # 2
Ref # 1
The Barry Building
Red lines denote irrigation piping that runs from Ref #1 (APN 4404-025-008) through Ref #2 (APN 4404-025-009) and ends within Ref #3 (APN 4404-025-010)
Additional Note:
There is no fencing between Ref # 2 (APN 4404-025-009) and Ref # 3 (APN 4404-025-010).
MAPPING AND GIS SERVICES
SCALE 1" = 80'
MOST S COR TR NO 13063
WASTGATE
SALTAIR AVE
SAN VICENTE
PG 23
4404
25
90

ATTACHMENT
2

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

Property Detail Report

For Property Located At :
11973 SAN VICENTE BLVD, LOS ANGELES, CA 90049-5098

CoreLogic RealQuest

Owner Information **Bldg Card: 000 of 002**

Owner Name:	11973 SAN VICENTE LLC
Mailing Address:	PO BOX 55007, LOS ANGELES CA 90055-2007 B900 C/O CHARLES T MUNGER
Vesting Codes:	/ /

Location Information

Legal Description:	WESTGATE ACRES SW 83.5 FT OF LOT 51 AND NE 50 FT OF LOT 52		
County:	LOS ANGELES, CA	APN:	4404-025-008
Census Tract / Block:	2640.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	WESTGATE ACRES
Legal Book/Page:	134-96	Map Reference:	41-C3 /
Legal Lot:	52	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C06	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/27/2017 / 04/20/2017	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	467331		

Last Market Sale Information

Recording/Sale Date:	01/11/2007 / 12/26/2006	1st Mtg Amount/Type:	/
Sale Price:	$14,443,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	60468	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	$602.29
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	CHICAGO TITLE CO		
Lender:			
Seller Name:	BARRY FAMILY TRUST		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	1951 /	Total Rooms/Offices		Garage Area:	
Gross Area:	23,981	Total Restrooms:	2	Garage Capacity:	
Building Area:	23,981	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC4	Acres:	0.61	County Use:	STORE & OFFICE (1200)
Lot Area:	26,586	Lot Width/Depth:	x	State Use:	
Land Use:	STORES & OFFICES	Res/Comm Units:	33 / 32	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$5,167,163	Assessed Year:	2022	Property Tax:	$62,272.85
Land Value:	$4,442,799	Improved %:	14%	Tax Area:	67
Improvement Value:	$724,364	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	$5,167,163				

Property Detail Report

For Property Located At :
11977 SAN VICENTE BLVD, LOS ANGELES, CA 90049-5003

CoreLogic RealQuest

Owner Information

Owner Name:	**11973 SAN VICENTE LLC**
Mailing Address:	**PO BOX 55007, LOS ANGELES CA 90055-2007 B900 C/O CHARLES T MUNGER**
Vesting Codes:	/ /

Location Information

Legal Description:	**WESTGATE ACRES SW 50 FT OF LOT 52**		
County:	LOS ANGELES, CA	APN:	4404-025-009
Census Tract / Block:	2640.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	WESTGATE ACRES
Legal Book/Page:	134-96	Map Reference:	41-B3 /
Legal Lot:	52	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C06	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/27/2017 / 04/20/2017	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	467331		

Last Market Sale Information

Recording/Sale Date:	01/11/2007 / 12/26/2006	1st Mtg Amount/Type:	/
Sale Price:	$14,443,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	60468	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTI
Title Company:	CHICAGO TITLE CO		
Lender:			
Seller Name:	BARRY FAMILY TRUST		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC4	Acres:	0.23	County Use:	VACANT RESIDENTIAL (010V)
Lot Area:	9,986	Lot Width/Depth:	x	State Use:	
Land Use:	COMMERCIAL (NEC)	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$2,933,089	Assessed Year:	2022	Property Tax:	$34,235.18
Land Value:	$2,933,089	Improved %:		Tax Area:	67
Improvement Value:		Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	$2,933,089				

Property Detail Report

For Property Located At :
11991 SAN VICENTE BLVD, LOS ANGELES, CA 90049-5003

CoreLogic RealQuest

Owner Information

Owner Name:	**11991 SAN VICENTE LLC**
Mailing Address:	**PO BOX 55007, LOS ANGELES CA 90055-2007 B900 C/O CHARLES T MUNGER**
Vesting Codes:	/ /

Location Information

Legal Description:	**WESTGATE ACRES LOT 53 AND LOT COM AT MOST E COR OF LOT 54 TH S 76 43' W 0.33 FT TH NW TO NW LINE OF SD LOT TH NE THEREON 1.17 FT TO MOST N COR OF SD LOT TH SE 200 FT TO BEG PART OF LOT 54**		
County:	LOS ANGELES, CA	APN:	4404-025-010
Census Tract / Block:	2640.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	WESTGATE ACRES
Legal Book/Page:	134-96	Map Reference:	41-B3 /
Legal Lot:	54	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C06	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/27/2017 / 04/20/2017	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	467330		

Last Market Sale Information

Recording/Sale Date:	11/17/2006 / 10/20/2006	1st Mtg Amount/Type:	/
Sale Price:	$10,576,000	1st Mtg Int. Rate/Type:	/
Sale Type:	UNKNOWN	1st Mtg Document #:	
Document #:	2554850	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:	CHICAGO TITLE CO		
Lender:			
Seller Name:	BONNER RICHARD 1998 TRUST		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC4	Acres:	0.47	County Use:	VACANT RESIDENTIAL (010V)
Lot Area:	20,421	Lot Width/Depth:	x	State Use:	
Land Use:	COMMERCIAL (NEC)	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$6,145,068	Assessed Year:	2022	Property Tax:	$71,666.62
Land Value:	$6,145,068	Improved %:		Tax Area:	67
Improvement Value:		Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	$6,145,068				

Property Detail Report

For Property Located At :
,, CA

CoreLogic RealQuest

Owner Information

Owner Name:	11973 SAN VICENTE LLC
Mailing Address:	PO BOX 55007, LOS ANGELES CA 90055-2007 B900 C/O CHARLES T MUNGER
Vesting Codes:	/ /

Location Information

Legal Description:	WESTGATE ACRES LOT COM N 76 43' E 206.87 FT FROM MOST S COR OF LOT 56 TH N 76 43' E 50 FT WITH A UNIFORM DEPTH OF 100 FT N 15 15' W PART OF LOT 56		
County:	LOS ANGELES, CA	APN:	4404-025-015
Census Tract / Block:	2640.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	WESTGATE ACRES
Legal Book/Page:	134-96	Map Reference:	41-C3 /
Legal Lot:	56	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C06	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/27/2017 / 04/20/2017	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	467331		

Last Market Sale Information

Recording/Sale Date:	01/11/2007 / 12/26/2006	1st Mtg Amount/Type:	/
Sale Price:	$14,443,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	60468	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	$2,888.70
New Construction:		Multi/Split Sale:	MULTI
Title Company:	CHICAGO TITLE CO		
Lender:			
Seller Name:	BARRY FAMILY TRUST		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	1948 / 1980	Total Rooms/Offices		Garage Area:	
Gross Area:	5,000	Total Restrooms:		Garage Capacity:	
Building Area:	5,000	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAP	Acres:	0.11	County Use:	PARKING LOT (2700)
Lot Area:	5,003	Lot Width/Depth:	50 x 100	State Use:	
Land Use:	PARKING LOT	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$1,340,075	Assessed Year:	2022	Property Tax:	$15,845.11
Land Value:	$1,334,043	Improved %:		Tax Area:	67
Improvement Value:	$6,032	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	$1,340,075				

Property Detail Report

For Property Located At :
,, CA

CoreLogic RealQuest

Owner Information

Owner Name:	**11973 SAN VICENTE LLC**
Mailing Address:	**PO BOX 55007, LOS ANGELES CA 90055-2007 B900 C/O CHARLES T MUNGER**
Vesting Codes:	/ /

Location Information

Legal Description:	**WESTGATE ACRES LOT COM N 76 43' E 256.87 FT FROM MOST S COR OF LOT 56 TH N 76 43' E 133.50 FT WITH A UNIFORM DEPTH OF 100 FT TH N 15 15' W PART OF LOT 56**		
County:	LOS ANGELES, CA	APN:	4404-025-016
Census Tract / Block:	2640.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	WESTGATE ACRES
Legal Book/Page:	134-96	Map Reference:	41-C3 /
Legal Lot:	56	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C06	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/27/2017 / 04/20/2017	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	467331		

Last Market Sale Information

Recording/Sale Date:	01/11/2007 / 12/26/2006	1st Mtg Amount/Type:	/
Sale Price:	$14,443,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	60468	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	$1,803.18
New Construction:		Multi/Split Sale:	MULTI
Title Company:	CHICAGO TITLE CO		
Lender:			
Seller Name:	BARRY FAMILY TRUST		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	1951 / 1951	Total Rooms/Offices		Garage Area:	
Gross Area:	8,010	Total Restrooms:		Garage Capacity:	
Building Area:	8,010	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAP	Acres:	0.30	County Use:	PARKING LOT (2700)
Lot Area:	13,234	Lot Width/Depth:	x	State Use:	
Land Use:	PARKING LOT	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$2,439,307	Assessed Year:	2022	Property Tax:	$29,007.03
Land Value:	$2,438,707	Improved %:		Tax Area:	67
Improvement Value:	$600	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	$2,439,307				

Property Detail Report

For Property Located At :
644 S SALTAIR AVE, LOS ANGELES, CA 90049-4138

CoreLogic RealQuest

Owner Information

Owner Name:	11991 SAN VICENTE LLC
Mailing Address:	PO BOX 55007, LOS ANGELES CA 90055-2007 B900 C/O CHARLES T MUNGER
Vesting Codes:	/ /

Location Information

Legal Description:	WESTGATE ACRES LOT COM AT SW COR OF LOT 56 TH N 15 15' W TO A LINE PARALLEL WITH AND DIST SE AT R/A 50 FT FROM SE LINE OF TRACT NO 13063 TH NE ON SD PARALLEL LINE TO NW PROLONGATION OF NE BEG PART OF LOT 56

County:	LOS ANGELES, CA	APN:	4404-025-027
Census Tract / Block:	2640.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	13063
Legal Book/Page:	134-96	Map Reference:	41-B3 /
Legal Lot:	56	Tract #:	13063
Legal Block:		School District:	LOS ANGELES
Market Area:	C06	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/27/2017 / 04/20/2017	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	467330		

Last Market Sale Information

Recording/Sale Date:	06/09/1989 / 06/1989	1st Mtg Amount/Type:	/
Sale Price:	$900,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	935042	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	ZIFF RAYMOND		

Prior Sale Information

Prior Rec/Sale Date:	05/1973 /	Prior Lender:	
Prior Sale Price:	$77,500	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:		Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:		Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	/	Basement Type:		Air Cond:	
Year Built / Eff:	/	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LARS	Acres:	0.24	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	10,387	Lot Width/Depth:	50 x 207	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	$1,826,201	Assessed Year:	2022	Property Tax:	$21,591.68
Land Value:	$1,826,201	Improved %:		Tax Area:	67
Improvement Value:		Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	$1,826,201				

Property Detail Report

For Property Located At :
642 S SALTAIR AVE, LOS ANGELES, CA 90049-4138

CoreLogic RealQuest

Owner Information

Owner Name:	11991 SAN VICENTE LLC
Mailing Address:	PO BOX 55007, LOS ANGELES CA 90055-2007 B900 C/O CHARLES T MUNGER
Vesting Codes:	/ /

Location Information

Legal Description:	WESTGATE ACRES LOT COM AT MOST S COR OF TRACT NO 13063 TH S 15 15' E TO A LINE PARALLEL WITH AND DIST SE AT R/A 50 FT FROM SE LINE OF SD TR TH NE ON SD PARALLEL LINE TO NW PROLONGATION OF NE LOT 56

County:	LOS ANGELES, CA	APN:	4404-025-028
Census Tract / Block:	2640.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	13063
Legal Book/Page:	134-96	Map Reference:	41-B3 /
Legal Lot:	56	Tract #:	13063
Legal Block:		School District:	LOS ANGELES
Market Area:	C06	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/27/2017 / 04/20/2017	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	467330		

Last Market Sale Information

Recording/Sale Date:	10/24/1986 / 10/1986	1st Mtg Amount/Type:	/
Sale Price:	$500,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1442719	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	ZIFF RAYMOND		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:		Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:		Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	/	Basement Type:		Air Cond:	
Year Built / Eff:	/	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LARS	Acres:	0.24	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	10,486	Lot Width/Depth:	50 x 160	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	$1,453,059	Assessed Year:	2022	Property Tax:	$17,266.75
Land Value:	$1,453,059	Improved %:		Tax Area:	67
Improvement Value:		Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	$1,453,059				

ATTACHMENT
3

ATTACHMENT 4:

11991 San Vicente, LLC and 11973 San Vicente, LLC

The images below, showing 11991 San Vicente Blvd (APN 4404-025-010) and 11973 San Vicente Blvd (APN 4404-025-009), provide a clear view that there is **no fence separating these two parcels.**







The images below show the irrigation running from APN 4404-025-008 through AP 4404-025-010:







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)

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[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

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

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.

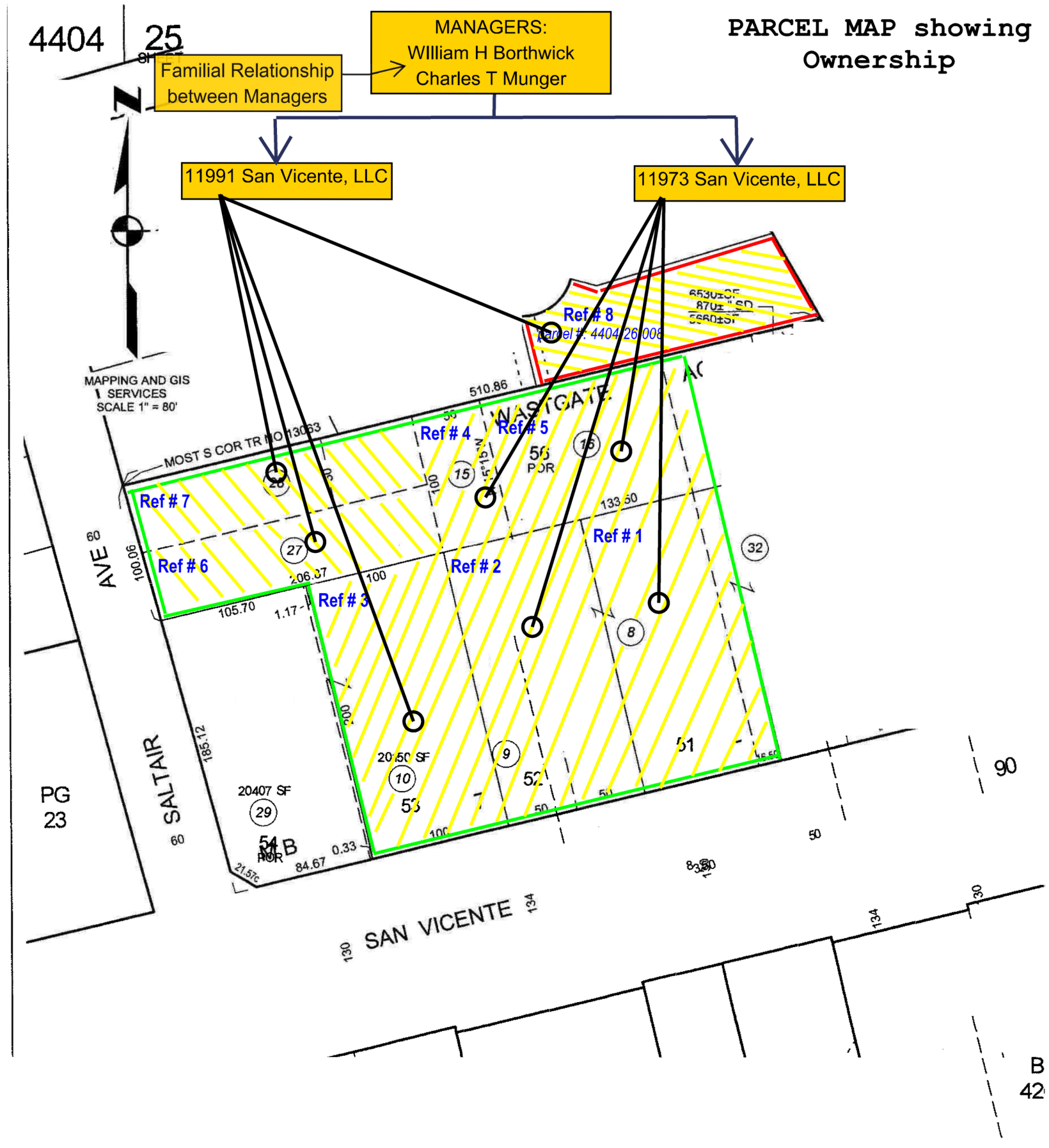
Electronic Signature

☒ 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

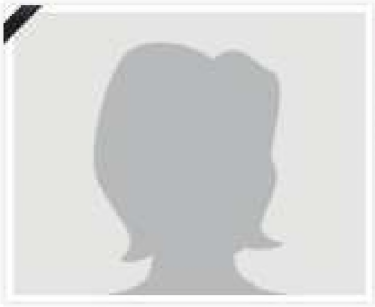

PARCEL MAP showing Ownership
4404
25
MANAGERS:
WIlliam H Borthwick
Charles T Munger
Familial Relationship between Managers
11991 San Vicente, LLC
11973 San Vicente, LLC
Ref # 1
Ref # 2
Ref # 3
Ref # 4
Ref # 5
Ref # 6
Ref # 7
Ref # 8
Parcel #: 4404-26-008
MAPPING AND GIS SERVICES
SCALE 1" = 80'
MOST S COR TR NO 13063
510.86
NASSAU
SALTAIR
AVE
SAN VICENTE
PG 23
20407 SF
20150 SF
133.50
206.07
105.70
100.06
185.12
84.67
0.33
1.17

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

Charlie Munger
husband

Private
child

David Noble Barry, Jr.
father



William Harold Borthwick
son

Private
child



Private
child



Private
sibling



David B Borthwick
son

Private
child



Emilie Barry
mother



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

California Office of Historic Preservation

1725 23rd Street, Ste 100
Sacramento, CA 95816-7100

Phone: 916-445-7000
Fax: 916-445-7053
E-mail:

Visit us online!

www.ohp.parks.ca.gov



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

Robert Blue & Sieglinde Kruse Blue
640 South Saltair Ave
Los Angeles, CA 90049

bob.blue@live.com **ziggykruse2005@yahoo.com**

November 29, 2023

Via Email ONLY:
James.Harris@lacity.org
Veronica.Lopez@lacity.org
Chc@lacity.org

cc to:
Jeff.Khau@lacity.org

Subject: Case No. **ENV-2019-6645-EIR**
Objections and Rebuttal to the Final Environmental Impact Report (FEIR) Appendix D Historic Resources Group Response Memo, dated May 11, 2023 (Response to Comment No. B1-5)

Dear Mr. Harris, et al:

Please add these objections and rebuttal to case file # ENV-2019-6645-EIR, 11973 San Vicente Boulevard project, proposed demolition of HCM #887, The Barry Building.

This letter addresses the memo contained in Appendix D of the FEIR. The memo by Historic Resources Group (HRG) was in response to our DEIR comment letter (Comment No. B1-5 in Letter No. B1) by Historic Resources Group.

HRG's memo stated in part that "there is no historic association between the Barry Building (HCM #887) and the Coral Trees (HCM # 148). They are two separate historical resources."

HRG's response memo fails to recognize that these two Historic-Cultural Monuments are <u>associated through the direct work and efforts of David Barry</u> who was instrumental in the construction of the Barry Building and the installation of the Coral Trees along the San Vicente Median.

1. David Barry was the director of one of the "Los Angeles Beautiful" projects on San Vicente Blvd in Brentwood. Mr. Barry's

project was to plant coral trees and lawn in a 37-foot-wide abandoned streetcar right-of-way.

A Los Angeles Times article, dated July 27, 1967 discussed this project:

> *"Spokesmen used as an example a property owners project on San Vicente Blvd. in Brentwood, in 1950 a 37-foot-wide abandoned streetcar right-of-way was planted with coral trees and lawn.*
>
> *Before the project, property values were about $50 per front foot but afterward jumped to about $1,200 over several years, according to realtor* ***David Barry Jr.***[1]***, director of the project.*** *" (**Bold** added for emphasis) (Attachment A)*[2]

Another Los Angeles Times article, dated August 21, 2009 also referred to Mr. Barry and the planting of the Coral Trees on the San Vicente Blvd median. The 2009 article refers to Charles T Munger's proposed *Brentwood Town Green* project which included the parcel containing the Barry Building:

> *"A 1949 photograph in Munger's project description shows his wife's father,* ***David Barry Jr.****, holding a shovel as he and others plant one of many coral trees in the grassy median on San Vicente where the Pacific Electric Red Car track once ran. The lush trees were designated a city historic-cultural monument in 1976." (**Bold** added for emphasis) (Attachment B)*[3]

---

[1] In the context of this letter and its references, David Barry and David Barry, Jr are referring to the same person.

[2] *Trees Placed on Streets: City Ugly but Improving, Mrs. Knudsen Believes.* Los Angeles Times, July 27, 1967, page 40, URL: https://latimes.newspapers.com/image/382430202 (*Attachment A*)

[3] Groves, Martha. *An unusual idea of 'preservation'.* Los Angeles Times, August 21, 2009, URL: https://www.latimes.com/archives/la-xpm-2009-aug-21-me-barry-building21-story.html (*Attachment B*)

Furthermore, we believe that the same 1949 photograph mentioned in Ms. Groves' 2009 article is also shown in the 2008 published book "Images of America - Brentwood", by Jan Loomis.[4] (*Attachment C*)

The Coral trees along San Vicente Blvd were adopted as a Historic Cultural Monument #148 on March 3, 1976.

2. Based on the images and articles referencing 1949 and 1950 discussed above, it is clear that Mr. Barry had a vested interest in the San Vicente Blvd corridor. Mr. Barry influenced the design and look of commercial buildings along San Vicente Blvd in Brentwood. He planned and constructed his building during the same time he was deeply involved in planting Coral trees along San Vicente Blvd., which were later designated as a Historic-Cultural Monument.

City records show that David Barry, Jr. not only obtained a building permit on October 4, 1950 to construct the Barry Building, but was also the Licensed Contractor for it. (*Attachment D*)

The building was completed in 1951, 2 years after he planted one of the original Coral Trees on San Vicente.

The 1950 US Census lists Mr. Barry as a Proprietor in Real Estate and Construction. (*Attachment E*)

Without David Barry, neither the Coral Trees (HCM #148) nor the Barry Building (HCM #887) would exist. These two Historic-Cultural Monuments <u>are</u> associated through the direct work and efforts of David Barry.

Sincerely,

Robert Blue *Sieglinde Kruse Blue*

[4] Loomis, Jan. (2008) *Images of America: Brentwood*. Acardia Publishing. Page 37 (*Attachment C*)

ATTACHMENT
A

The Los Angeles Times (Los Angeles, California) · Thu, Jul 27, 1967 · Page 40
Downloaded on May 4, 2023



Los Angeles Times

6—PART II THURSDAY MORNING, JULY 27, 1967

SURPASS U.S. AVERAGES

Angelenos Have It Better, Get Less Time to Enjoy It

BY LEONARD GREENWOOD

Mr. and Mrs. Average America have never had it so good.

But Mr. and Mrs. Average Los Angeles have it better.

The Isdel couple earn more money, have more cars and other material possessions, and are better educated. They also are younger, have fewer ties and live in a better climate than most of their counterparts.

But despite all these advantages—or perhaps because of them—they don't live as long.

The picture on how the two average couples compare is built on figures reached by the Bureau of Census of the U.S. Department of Commerce.

Researchers took the facts and figures from the last census in 1960 and using past patterns as a guide, projected the development to give a picture of today's life.

Average Marriage Age

Figures available for Mr. and Mrs. Average Los Angeles are not so detailed as for the average couple, but there are enough to show the gap.

Mr. and Mrs. Average America are in their early 60s. He is 65 and she is 62. They were married when he was 26 and she was 21. The Los Angeles husband is 62 and his wife 60, and they were married a couple of years younger than the national average.

The local man and wife each have had 12.1 years of education—slightly more than the national average—and this probably leads to their higher income and greater collection of material possessions.

Both nationally and locally, the husband is more likely to be a blue collar worker. But there are a higher proportion of office workers in the Los Angeles area and more of the men here are likely to be doing highly-skilled professional jobs.

For the national average husband, annual income is about $7,000. Up-to-date figures for the local breadwinner are not available, but even in 1960, at the time of the last census, his income was already over $7,000.

The size of the family also probably has some relation to the ownership of material possessions. The local family is smaller, with an average of 3.2 children, compared with the national average of 3.4 children.

The size of the American family has shrunk. When great-grandmother was born, families averaged 5.4 children, and more than 30% of them had seven or more children.

Mr. and Mrs. Average American live in a suburb, in a five-roomed house that they own, or are in the process of buying. The Los Angeles couple have roughly the same sized home, but only half of them own or are buying their homes.

Both couples live in much greater comfort than their grandparents and parents did. They have a radio, television, refrigerator and clothes washer. But the local couple is more likely to have a clothes dryer, air conditioning, and freezer, and their television set is more likely to be color.

Average Wife Works

The Los Angeles couple have an average of 1.5 cars, which is half a car more than the national counterpart and they travel far more.

The national wife is more likely to bring home a pay packet to help to pay for these luxuries. About four out of 10 American wives work, but only three out of 10 in Los Angeles.

But for both the national and the local average wife, the chances of them going out to work increase when the children have left home.

Both average couples may have talked for years about the carefree lives they will lead when the children leave home, but chances are that both of them will stay put when that time comes.

But as they settle down to retirement, the local couple have less time together to look forward to than the national couple.

Mrs. Average America lives to 77, and for the last eight years she is a widow. The Los Angeles man lives to 67, and his wife dies at 74.

CITIZENS' VIEWS SOUGHT

L.A. Planning Drive Launched

Continued from First Page

progress in the past . . .'

Hamilton came here from Pittsburgh in 1944 after placing first in a 'nationwide exam given by our Civil Service Commission in order to get the best qualified planner available,' the mayor said.

The goals project's 'Centers for Choice' will be set up in universities, colleges, churches, Recreation and Parks Department facilities and other gathering places throughout the Los Angeles Basin.

Staffed by volunteers, they will remain open until Dec. 16 with completion of the project's public discussion phase.

At that time, a Goals Council report will go to the City Planning Department which, in turn, will prepare a goals statement for submission next year to the mayor, the Planning Commission and City Council.

In addition to the Goals Discussion Paper, other documents from the Environmental Goals and Technology Goals Committees, as well as an Alternative Concepts Paper, will be available for the discussion groups.

Will Pinpoint Goals

After establishment of the city's objectives, an attempt will be made to pinpoint goals for the metropolitan region, Yorty said.

The Goals Discussion Paper released Wednesday was described as a preliminary document — not a master plan for the city.

Hamilton said he hopes many changes will be made in it as a result of the public discussions.

Among the goals discussed in the paper is a transportation system for the region. The goal is described this way:

'A comprehensive metropolitan-wide transportation system should be developed which will offer the capacity to move people and materials goods with maximum economy in the least possible time, with comfort and safety.'

Others are:

Housing—'All persons should be provided with housing that offers adequate living space and a high standard of living, meeting the needs and desires of the various age and income groups, regardless of social or ethnic factors. At the same time new concepts and techniques in housing design and construction should be introduced.'

Employment—'Each individual in the labor force should be assured of the opportunity for productive employment in an occupation of his choice, consistent with his skills and potential skills. The jobs needed to provide full employment for the city's population should be developed by industry and commerce.'

Education—'Each person should be provided the opportunity for an education which will permit him to attain his potential capacity in order that he may grow in knowledge and skills and in the ability to think effectively, becoming a participating citizen who understands and appreciates the principles of a democracy and becomes able to make value judgments.'

Leisure and recreation—'Experience, knowledge and opportunity should be provided to each individual necessary to his making the most meaningful and beneficial use of his leisure time, as consistent with his personal traits, abilities, interests and potentials.'

Residential areas—'Based on an anticipated growth of population, appropriate residential patterns and densities should be designated, while providing a maximum choice of housing types for all as land permits. All areas, residential, industrial and commercial, should be interrelated with the transportation system in a pattern that provides an optimum degree of convenience for the majority of the citizenry.'

Commerce and industry—'A balanced and dynamic growth for Los Angeles should be achieved through the orderly development of financial, professional, commercial and industrial services, capable of assuring full employment and supporting the rising standard of living.'

Centers — 'Existing centers throughout the metropolis should be improved and expanded, while new centers warranted by the increase in population should be developed, with all accommodating a wide variety of human needs and activities.'

'Preserve Natural Landscape'

Open space—'Public and private open space must be created throughout the metropolis to preserve the natural landscape and provide the residents with various types of leisure activities.'

Urban beautification—'A perceptually pleasing urban environment, which relates land and structures in a harmonious and functional pattern, should be continued, and expanded upon, while eliminating or concealing existing unattractive elements.'

Natural resources—'The conservation and wise use of metropolitan natural resources should be programmed, while protecting and preserving the amenities of nature necessary to health and the enjoyment of life.'

Among principal participants in the goals program are the Inter-Religious Committee, headed by Dr. Carl Segerhammar; the Los Angeles Chamber of Commerce and the Los Angeles Junior Chamber of Commerce's planning and research committee.

"What's so brave about THAT? . . . I'd like to see him handle my roomful of third graders! . . ."

MATT WEINSTOCK

Drop-in Guests Are Always Unwelcome at Breakfast . . .

A vacationing Chatsworth couple had just finished breakfast at the camp ground of Crater Lake last week when a medium sized bear came lurging through the pines and approached the table in quest of food.

The couple had been warned by the ranger about the bold bears in the vicinity and another camper who'd been there about a week had cautioned the husband to keep all food under cover, especially in the morning, as that was when the bears usually made their breakfast run.

Nevertheless, the Chatsworthians were taken by surprise and as the bear put its paws on the table the wife grabbed everything and ran to the car and locked herself in.

Then it turned out that the bear was not the real hazard. A greater menace was about 20 other campers, who, cameras focused, closed in on the bear for pictures. In so doing they almost swept the unwitting husband off his feet.

★

Stephen M. Shields, a history teacher at Roosevelt High School, has been catching up with a little history first hand and, writing from Inverness, Scotland, reports a momentary impasse.

In a display case in Edinburgh Castle, in the room where Mary Queen of Scots bore her son, the future King James, Steve came upon this sentence. "The Sporham is usually clasped with a smih."

Now it isn't every day that a person is confronted with the information that the or even a Sporham is usually clasped with a smih and Steve diligently sought an interpretation.

Naturally he was greatly relieved to learn that a Sporham is the little purse a Scotsman wears in front of his kilt and a smih is a kind of clasp.

★

A substitute schoolteacher, reviewing the recent semester, can't drive from her mind an incident that occurred while for six weeks she conducted a 16-member class of what are known as "less capable learners."

Most of the trouble was caused by the class president and secretary, who sat at a table in front of the room and were supposed to help her maintain order, but didn't. Twice she had to send the president to the vice principal's office for misbehavior.

On his return the second time he was obviously unusually quiet. Then he raised his hand and teacher groaned inwardly, "What now?"

When she acknowledged the raised hand asked how to spell "petition." She told him and he slowly wrote the word, letter by letter, on the top line of a sheet of paper. And then realized he was asking her how to spell it in getting rid of her. Before he could get on with it the regular teacher returned.

★

A grandmother has been surprised lately by [illegible] visits by her teen-age grandson and various friends who are apparently fascinated by her fine Oriental rugs.

These visits seemed to indicate to her that despite their unorthodox hair styles, clothing and social philosophies they really appreciated some of the finer things.

The truth came out when the boy's mother, Betty Meitz, told him how flattered his grandmother was by the young people's inspection tours. He laughed and explained the reason they "groove in" on the rugs is because of their psychedelic patterns.

★

PLEASE PASS THE CHLOROPHYLL

An onion isn't glamorous or fragrant as a rose
But it has personality as everybody knows.
It's snappy epicurean taste fills every gourmet's wish
But if you'd smell like French
Chanel on onion's not your dish.
—ESTHER H. LEARY

★

Invitations from Lomita mayor Joe A. Haslem to the opening of the Lomita Railroad Museum had this hitting paragraph: "As you visit our quaint old station house, hold the throttle of the giant Southern Pacific steam locomotive, or marvel at the intrigue of the Union Pacific Caboose, the dynamic magic of the steam era will surge through your veins with nostalgic pleasure."

What kind of intrigue in the caboose?

★

Wonder if Joe Pyne has seen the ad for his program in the Chicago Sun-Times—it's syndicated there—stating, "This hardboiled turkey has been known to tell guests on his talk shows to go gargle razor blades." Turkey? . . . George Stromme happily reports the Foundation of Human Understanding is located in the 600 block on S. Western Ave. between an income tax service and a loan company.

The Story of a Redwood

Cartoon by Gladwell

TREES PLACED ON STREETS

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The disease, she said, is ugliness, which Mrs. Knudsen and the organization she founded, Los Angeles Beautiful, have been fighting since 1948.

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Spokesmen used as an example a property owners project on Sun Vicente Blvd. in Brentwood, in 1950 a 27-foot-wide abandoned streetcar right-of-away was planted with coral trees and lawns.

Before the project, property values were about $50 per front foot but afterward jumped to about $1,200 over several years, according to realtor David Barry Jr., director of the project.

Beautification Helped

Barry said his figures are based on actual sales, and he credited the beautification with a large part of the gain.

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These are important achievements, she added, but their benefits are in the future. Though the city's appearance can be cleaned up, it must outgrow its ugliness as the new replaces the old. But, said Mrs. Knudsen, at least the patient is off the critical list.

OF ATOMS AND MEN

End of Rainbow in Briny Deep

Times Science Writer

Stretching more than 1,200 miles from the Sinai Peninsula in the northwest to the Straits of Bab el Mandeb in the southeast, the Red Sea is a relatively narrow inlet of the Indian Ocean that separates East Africa from the Arabian Peninsula.

About halfway down the Red Sea, on the Arabian side, lies the town of Jidda. It serves as the port of entry for hundreds of thousands devout Moslems making the annual pilgrimage (hajj) to the sacred city of Mecca, 45 miles inland due east. Mecca is the birthplace of Mohammed, founder of the Islamic religion.

But, Jidda may become important for another reason. At depths of about 7,000 feet below the surface of the Red Sea, halfway between Jidda on the eastern shore and the Sudan on the western bank, American, British, German and Swedish scientists recently uncovered a remarkable geological feature — at least three separate submarine craters each containing an isolated pool of the hottest and saltiest ocean water in the world.

These three underwater depressions are named Atlantis II Deep, Discovery Deep, and Chain Deep after the names of the three oceanographic research vessels used in their discovery.

Temperatures to 133 Degrees

Atlantis II Deep, the largest crater of the three, covers an area of about 30 square miles and contains a pool of hot water about 650 feet deep with temperatures as high as 133 degrees Fahrenheit! Ordinary Red Sea water is a relatively cool 86 deg. Fahrenheit.

Not only is this trapped water inside the three bottom craters hotter than usual, but it also is saltier. The clustered underwater pools contain 270,000 parts per million of dissolved salt. This is about eight times as salty as Pacific Ocean water off the California coast (about 34,000 p.p.m.) and is even saltier than the Dead Sea (about 260,000 p.p.m.).

Compared to the usual Red Sea water that lies over them, the hot brines trapped within these three submarine holes lack oxygen and also are much more acidic.

But what is even more amazing is that these acidified hot brines contain enormous amounts of dissolved heavy metals. The concentration of iron, zinc, manganese, lead, copper, silver and gold dissolved in these brines run about 50,000 times as great as in ordinary seawater. This gives rise to an interesting phenomenon.

At the place where the two chemically different waters make contact with each other—where the bottom surface of the upper ordinary Red Sea water touches the upper surface of the bottom abnormal brines—the metals dissolved in the brines no longer can stay dissolved but turn into solid metals and fall to the sea bottom below.

It turns out that when the different dissolved metals are converted into solids, the chemical and physical changes that take place produce various solid materials, each of a different color. Sinking to the bottom, they form a multi-layered sediment, each layer of different hue.

Thus, rod-shaped samples of the sediment, cored out of the bottom ooze and brought to the surface, are reminiscent of extraordinary beauty. In a recent review printed in Oceanus, the publication of the Woods Hole Oceanographic Institution, Woods Hole, Mass., geologists E. T. Degens and D. A. Ross write:

"Man probably has never seen a more colorful sedimentary product emerging from the depths of the sea than the cores collected by us during the fall 1966 cruise.

Color Variation Fantastic

"The color variation is fantastic; all shades of white, black, red, green, blue, or yellow can be observed." Everytime a bottom sample was hauled on board "the brilliant color and beautiful layering enthralled both scientists and crew."

Not only are the colored sediments pretty, but they also are extremely valuable. For the bottom layers of the hot submarine craters are veritable treasure troves covered with an estimated 130 million tons of 300-foot thick ooze containing precious metals valued at $3.5 billion. And this is a conservative estimate.

The precious metals in the sediment-covering these three relatively small submarine depressions at the bottom of the Red Sea have a greater value than all the precious metal ore mined in the Coeur d'Alene region in Idaho since mining began there in the 1870s.

To whom do these submarine craters belong? It will be a complex matter of international law. In the meantime, [illegible] Golden [illegible] them in the

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Always fast . . .

office for misbehavi-

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★

er has been surprised omptu visits by her ndson and various apparently fascinat- Oriental rugs. seemed to indicate to te their unorthodox lothing and social ey really appreciated

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ATTACHMENT
B

ENTERTAINMENT & ARTS

An unusual idea of 'preservation'

BY MARTHA GROVES
AUG. 21, 2009 12 AM PT

It's safe to say that billionaire investor Charles T. Munger's idea of historic preservation does not jibe with the Los Angeles Conservancy's.

At the site of the Barry Building, the mid-century modern landmark on San Vicente Boulevard that for years housed Dutton's bookstore, he envisions a bustling new Brentwood Town Green filled with restaurants and shops.

To get there, Munger proposes to raze the building, put parking below, then construct a two-story complex in the same style but three times the size of the original.

"Applicants are unable to recall any greater victory for historic preservation in the entire history of the city," he adds.

To many Brentwood residents and the preservation community, this is logic taken to a paradoxical extreme. The idea is "totally incompatible" with the project's stated goal of respecting cultural heritage issues, according to the L.A. Conservancy.

By Munger's reasoning, one would improve on history by "demolishing Rome's Colosseum and building a new renovated Colosseum with similar architectural design and technique," suggests one neighbor, Bob Blue.

The Barry Building is a historic-cultural monument, a status the city bestowed in 2007 after Munger floated a proposal to replace it with 60 luxury condos and retail shops. Demolition and replacement of the building, opponents say, would run counter to a key

tenet of preservation: If damaged or destroyed, historic places cannot be replaced.

“It’s a slap in the face to the people and the city of Los Angeles,” said Diane Caughey, an architect and the daughter of Milton Caughey, who designed the Barry Building, completed in 1951.

As Munger begins his quest for city approvals, critics have raised a battery of objections -- from the noise and traffic they fear would be generated to the potential loss of a beloved, low-key gathering place with its central courtyard and curving stairways. Although some observers deemed the building unremarkable, Mary Klaus-Martin, who was president of the city Cultural Heritage Commission when the building was designated, described it as “a jewel” designed by an acclaimed young architect.

ADVERTISEMENT

Blue and other opponents of Munger’s plan recognize that they’re up against a formidable force with cavernous pockets. Munger, 85, is a founder of the Los Angeles law firm Munger, Tolles & Olson. In 1978, he partnered with Warren E. Buffett to run Berkshire Hathaway Inc., the legendary holding company.

A 1949 photograph in Munger’s project description shows his wife’s father, David Barry Jr., holding a shovel as he and others plant one of many coral trees in the grassy median on San Vicente where the Pacific Electric Red Car track once ran. The lush trees were designated a city historic-cultural monument in 1976.

By then, the boulevard had become the main drag through the well-heeled community, with upscale shopping malls, restaurants and office buildings. Many residents fear that traffic generated by a nearly 50,000-square-foot shopping complex -- with 350 parking spaces, more than required -- would further clog an artery that already comes to a standstill at times.

"The proposal would apparently transform the bedroom community of Brentwood into something that it has never before been: a center for night life," Wendy-Sue Rosen, chairwoman of the Brentwood Community Council, told the Los Angeles Planning Department.

Councilman Bill Rosendahl, who represents the area, sits on the warm seat in the middle, between residents and a patient developer.

"The Brentwood community is wide awake and focused on that piece of land," Rosendahl said. "He must respect the community and its interests."

Munger contends that he plans to fill the Brentwood Town Green with neighborhood-serving shops and eateries -- in other words, the type of project many planners favor because such businesses can, in theory, reduce auto trips.

"I would want in Brentwood exactly what I would want in my neighborhood of Hancock Park," he said.

For inspiration, he is turning to the Brentwood Country Mart, a mostly one-story collection of retail shops and eateries on 26th Street near San Vicente, about a mile west of the Barry Building.

Like the mart, Brentwood Town Green would feature picnic-style outdoor dining. Diners would be protected in foul weather by what Munger calls "retractable skylights" -- basically, a slide-away, rainproof cover over the open courtyard (a feature Munger plans to keep). The cover would bring the project height to 50 feet.

Munger says the Barry Building suffers from outmoded electrical and mechanical systems, a lack of insulation and poor layouts, defects that would be difficult to fix. Since Dutton's closed in April 2008, a furniture store, a coffee shop, a Pilates studio and a consignment shop have moved in, with short-term leases at favorable rents.

Landmark status does not necessarily prevent an owner from developing or even demolishing a property, but it does create an environmental review process when the owner seeks a permit for demolition or substantial alteration.

That process requires Munger to explore alternatives for preserving the Barry Building. Lambert Giessinger, historic preservation architect with the city Planning Department's Office of Historic Resources, said any new development could be constructed on the parking lot behind the building.

--

martha.groves@latimes.com



Martha Groves

Martha Groves, who covered the Westside for the Los Angeles Times, left the newsroom in 2015. A native Hoosier, she became a Metro reporter after many years as a Business writer and editor. She previously worked for the Philadelphia Inquirer and the late, lamented Chicago Daily News.

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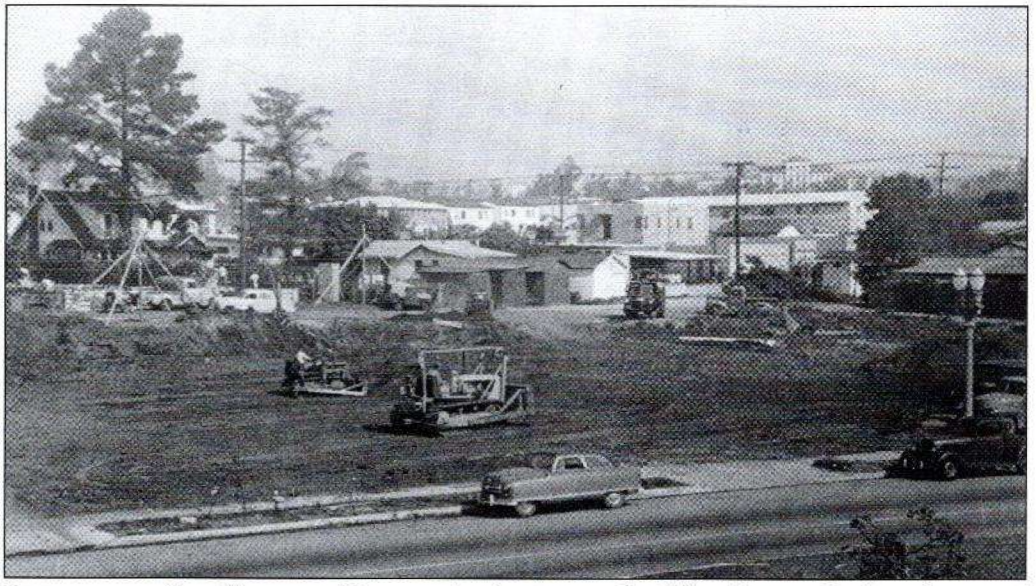
ATTACHMENT
C



Beautifying San Vicente, 1949. Once the tracks were removed, the median strip on San Vicente Boulevard was functional but not beautiful. A grant from the Los Angeles Beautiful program allowed visionary residents to plant 5 miles of coral trees starting at the Soldiers' Home. The trees' red flowers enliven the street every spring, and their twisted shape is the icon for Brentwood. This group is ceremoniously planting one of the coral trees. (Courtesy of the Brentwood Historical Society.)



Building on San Vicente. Construction begins north of San Vicente Boulevard, west of Gorham Avenue. The site, first used by Westward Ho market, is now the site of the Whole Foods store. The coral tree in the foreground is still small so this was taken in the late 1950s or early 1960s. Apartments are beginning to replace the single-family homes to the north. (Courtesy of the Brentwood Historical Society.)

ATTACHMENT
D

1

APPLICATION TO ERECT A NEW BUILDING AND FOR A CERTIFICATE OF OCCUPANCY

Form B-1—BSE-9-48

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. S'ly 33.5' of Lot 52
S'ly 83.5' of Lot 51

Tract Westgate Acres

Location of Building 11973-75-77 San Vicente Blvd.
(House Number and Street)

Between what cross streets Saltair and Westgate

Approved by City Engineer
Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Stores and offices (Not to be used as shops) Families ____ Rooms 35
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. Owner DAVID BARRY, JR. Phone AR. 71243
(Print Name)
3. Owner's address 11979 San Vicente Blvd. P. O. Los Angeles 49, Calif.
4. Certificated Architect WILSON H. CAUDEY State License No. C 629 Phone CR. 11435
5. Licensed Engineer EDGAR CARTER State License No. C. 6790 Phone CR. 51315
6. Contractor DAVID BARRY, JR. State License No. 57440 Phone AR. 71243
7. Contractor's address 11979 San Vicente Blvd.
8. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment thereto or thereon.) $ 60,000
9. State how many buildings NOW on lot and give use of each. none
(Store, Dwelling, Apartment House, Hotel or other purpose)
10. Size of new building 100 x 107 (Less courtyard) No. Stories 2 Height to highest point 26' Size lot 133.5 x 200
11. Material Exterior Walls Precast Stucco Type of Roofing Comp
12. For Accessory Buildings and similar structures
(a) Footing: Width ____ Depth in Ground ____ Width of Wall ____
(b) Size of Studs ____ Material of Floor ____
(c) Size of Floor Joists ____ x ____ Size of Rafters ____ x ____

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here David Barry, Jr.
(Owner or Authorized Agent)

DISTRICT OFFICE WEST LOS ANGELES By ____

FOR DEPARTMENT USE ONLY

PLAN CHECKING
Date AUG 10 1950
Receipt No. ____
Valuation $ 60,000.00
Fee Paid $ 72.00

REINFORCED CONCRETE
Bbls. Cement ____
Tons of Reinforcing Steel ____

FEES
Bldg. Per 138.00
Cert. of Occupancy ____
Total ____

TYPE	GROUP	Maximum No. Occupants	Corner Lot	Key Lot	Lot Size	ft. rear alley / ft. side alley	Clerk
V	6-1				133.5 X 200	X	

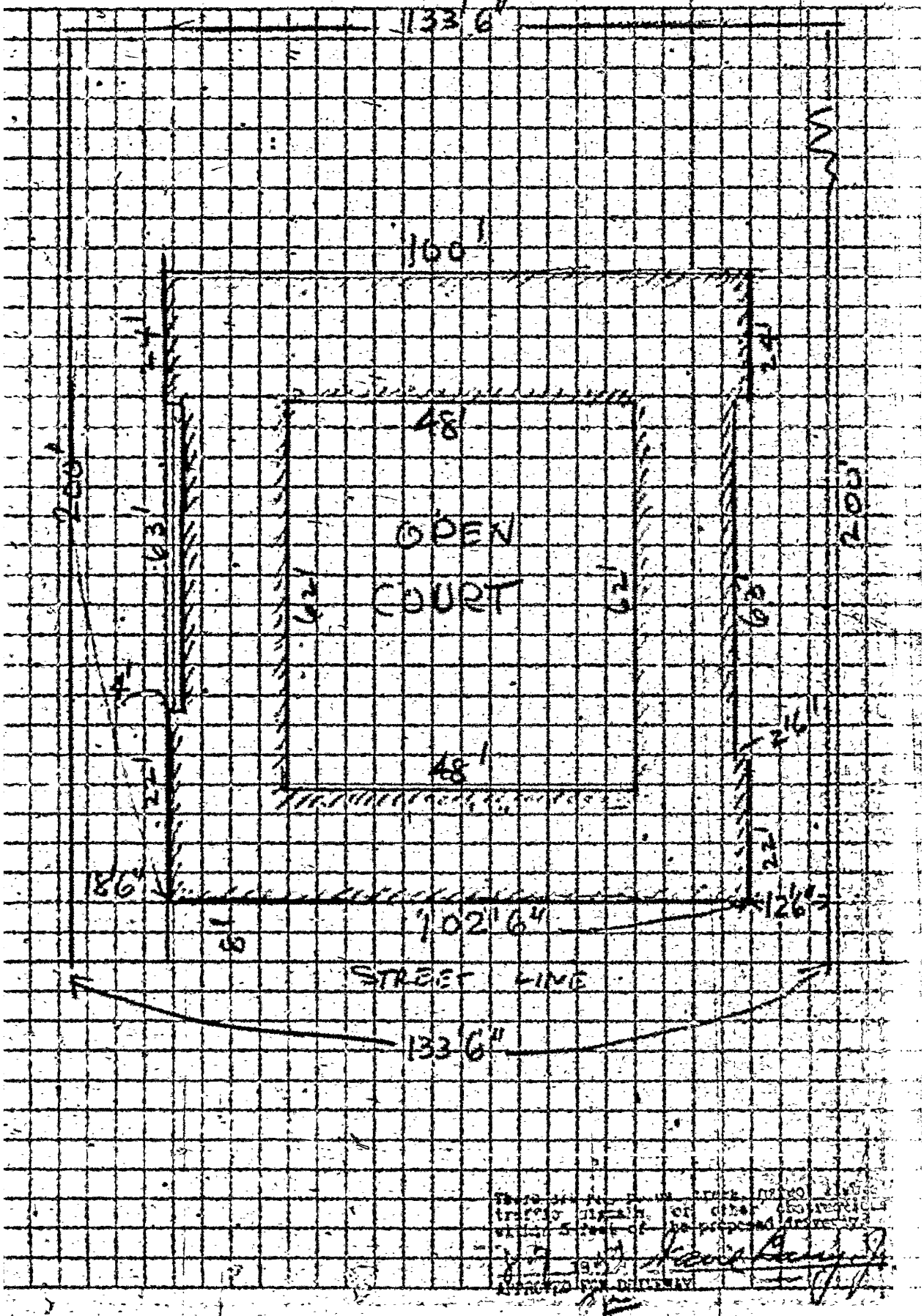
PERMIT No.	Plans and Applications checked	Zone	Fire District No.	District Map No.
LA24638		C-2	2	4217

PLANS	Inspections Verified	Bldg. Line ft.	Street Widening ft.	Stamp here when Permit is issued
Bal'd				OCT - 4 1950

Plans, Specifications and Applications Approved and Approved: OCT 3 1950 Clerk

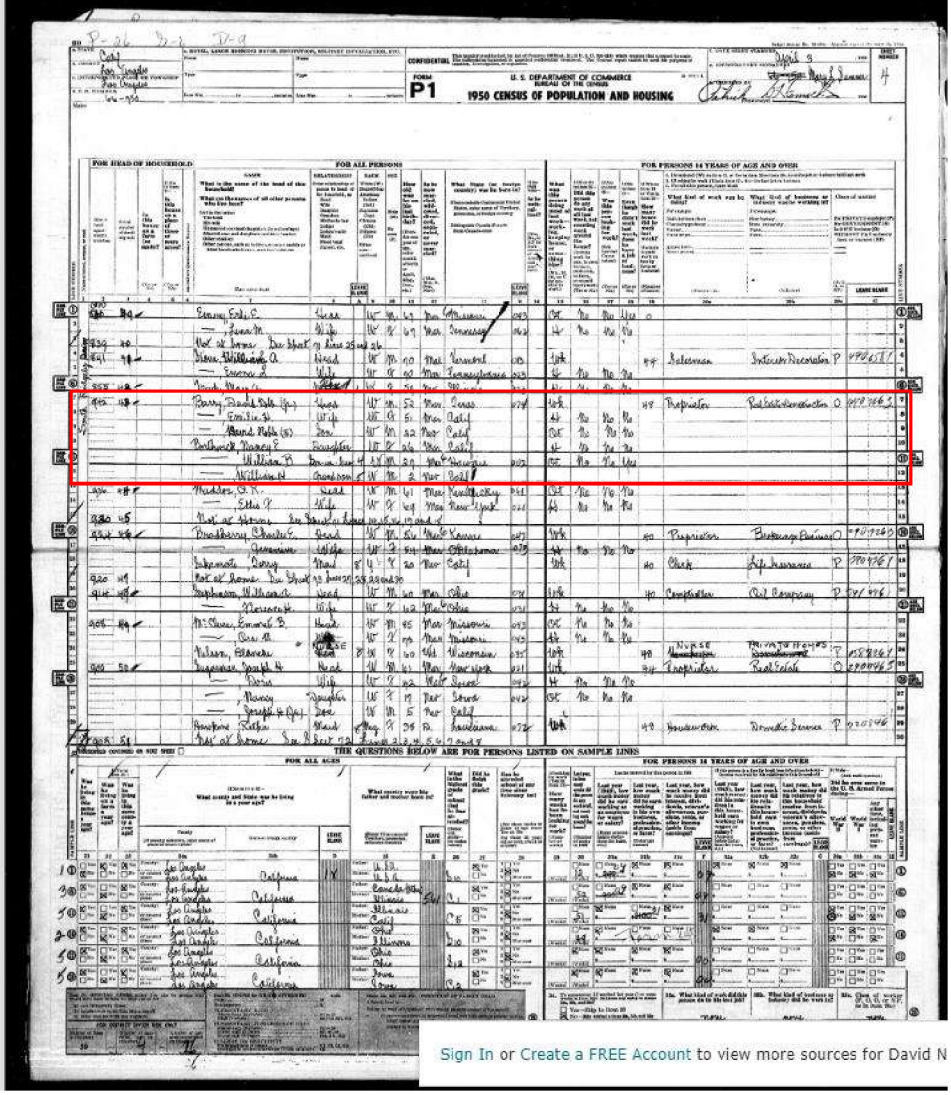
Tax Plans Rec'd ____ Fees with ____ Contingent Inspection ____ SPRINKLER Specified—Required Valuation Included Yes—No ____ Inspector ____

Approved R-1 Restr


133'6"
100'
48'
OPEN
COURT
48'
186'
102'6"
126'
STREET LINE
133'6"

ATTACHMENT
E

David Noble Barry Jr.



FORM P1
U. S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS
1950 CENSUS OF POPULATION AND HOUSING

FOR HEAD OF HOUSEHOLD — FOR ALL PERSONS — FOR PERSONS 14 YEARS OF AGE AND OVER

THE QUESTIONS BELOW ARE FOR PERSONS LISTED ON SAMPLE LINES

FOR ALL AGES — FOR PERSONS 14 YEARS OF AGE AND OVER

Sign In or Create a FREE Account to view more sources for David N

Re: Barry Building HCM ... 11973 San Vicente Blvd. (ENV-2019-6645-EIR) ... Follow up re. documents provided at today's meeting ... Please see email for details ...

From: Mindy Nguyen (mindy.nguyen@lacity.org)

To: melissa.jones@lacity.org

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

Date: Tuesday, September 3, 2024 at 05:52 PM PDT

Hi Ziggy,

We will also be getting answers to the questions you posed on Friday by Thursday morning; however, we will not be responding to the rebuttals until the time for a decision for the demolition permit arrives. That said, if you would like to submit anything directly to the CHC for their review, please do so in advance of Thursday.

Thanks,

> On Tue, Sep 3, 2024 at 9:57 AM Melissa Jones <melissa.jones@lacity.org> wrote:
>
> Hi Ziggy,
>
> The letter in its entirety is linked to from the staff report for Thursday's CHC hearing available online here: Barry_Building_HCM_887_Staff_Report.pdf (lacity.gov).
>
> Thank you,
> Melissa
>
> LOS ANGELES CITY PLANNING
>
> **Melissa Jones**
> Pronouns: She, Her, Hers
> City Planner
> **Los Angeles City Planning**
> **Office of Historic Resources**
> 221 North Figueroa Street, Suite 1350
> Los Angeles, CA 90012
> T: (213) 847-3679 | Planning4LA.org
> E-NEWS
>
> On Fri, Aug 30, 2024 at 8:43 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:
>
> Hello Mindy and Melissa:
>
> Thank you both for taking the time to meet with us this morning. - We both learned a lot, but there are still a lot of questions we will seek answers to in the next couple of days.
>
> In the meantime, please provide us with all of the attachments that were part of Mr. Casey's 07-15-2024 letter, which was send by email to Mr. Bernstein. That letter mentions the following attachments:
>
> 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. Zasadzian (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 Dep1.) regarding Cost Analysis

F. **Attachment F:** *Barry Building Renovations* by Hill International. November 2022 (Attachment F 10 the Cost Analysis letter above)

G. **Attachment G:** *Barry Building Land Residual Analysis by* CBRE Brokerage, March 2023 (Pro forma) (Attachment G 10 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

Please provide these attachments in electronic format as they were shared that way with Mr. Bernstein.

We thank you in advance for your help with this.

Sincerely,
Ziggy and Bob

--

LOS ANGELES CITY PLANNING

Mindy Nguyen
Pronouns: She, Hers, Her
Senior City Planner | Major Projects
Los Angeles City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
T: (213) 833-8093 | Planning4LA.org
E-NEWS

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

Follow up to Case No. ENV-2019-6645- EIR, Proposed Demolition of the Barry Building, HCM #887

bob.blue@live.com Bob Blue Thursday, May 23, 2024 at 12:23:57 PM Pacific Daylight Time
To: faruk.sezer@lacity.org Faruk Sezer, ziggykruse2005@yahoo.com Ziggy Kruse
Cc: councilmember.park@lacity.org Councilmember Park, jeff.khau@lacity.org Jeff Khau, chc@lacity.org Planning CHC, veronica.lopez@lacity.org Veronica Lopez, milena.zasadzien@lacity.org Milena Zasadzien, clkesq@outlook.com Esq. Coryn Kahn, mindy.nguyen@lacity.org Mindy Nguyen

Hello Mr. Sezer,

In following up on your reply to Ziggy's email, I would like to ask: Has the FEIR been certified?

Thank you,
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Sent: Thursday, May 16, 2024 8:02 AM
To: Ziggy Kruse <ziggykruse2005@yahoo.com>
Cc: Councilmember Park <councilmember.park@lacity.org>; Jeff Khau <jeff.khau@lacity.org>; Planning CHC <chc@lacity.org>; Veronica Lopez <veronica.lopez@lacity.org>; Milena Zasadzien <milena.zasadzien@lacity.org>; Bob Blue <bob.blue@live.com>; Esq. Coryn Kahn <clkesq@outlook.com>; Mindy Nguyen <mindy.nguyen@lacity.org>
Subject: 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 2020...

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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
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Los Angeles Department of Building and Safety
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Bob Blue: bob.blue@live.com
Ziggy Kruse Blue: ziggykruse2005@yahoo.com
Corin Kahn, Esq: clkesq@outlook.com

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> Santa Monica, CA | 90401
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> **From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>
> **Sent:** Tuesday, March 5, 2024 2:24 PM
> **To:** Ziggy Kruse <ziggykruse2005@yahoo.com>
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Image removed by sender.

Mindy Nguyen

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Attachments:

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Mindy.Nguyen@lacity.org Mindy Nguyen Thursday, May 23, 2024 at 12:46:31 PM Pacific Daylight Time
To: bob.blue@live.com Bob Blue
Cc: faruk.sezer@lacity.org Faruk Sezer, ziggykruse2005@yahoo.com Ziggy Kruse, councilmember.park@lacity.org Councilmember Park, jeff.khau@lacity.org Jeff Khau, chc@lacity.org Planning CHC, veronica.lopez@lacity.org Veronica Lopez, milena.zasadzien@lacity.org Milena Zasadzien, clkesq@outlook.com Esq. Coryn Kahn

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E-NEWS

Attachments:

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clkesq@outlook.com Corin L. Kahn Tuesday, July 23, 2024 at 2:31:48 PM Pacific Daylight Time
To: Mindy.Nguyen@lacity.org Mindy Nguyen, bob.blue@live.com Bob Blue
Cc: faruk.sezer@lacity.org Faruk Sezer, ziggykruse2005@yahoo.com Ziggy Kruse, councilmember.park@lacity.org Councilmember Park, jeff.khau@lacity.org Jeff Khau, chc@lacity.org Planning CHC, veronica.lopez@lacity.org Veronica Lopez, milena.zasadzien@lacity.org Milena Zasadzien

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Santa Monica, CA | 90401

Office: 424-252-4714

Email: clkesq@outlook.com

From: Mindy Nguyen <Mindy.Nguyen@lacity.org>
Sent: Thursday, May 23, 2024 12:47 PM

To: Bob Blue <bob.blue@live.com>
Cc: Faruk Sezer <faruk.sezer@lacity.org>; Ziggy Kruse <ziggykruse2005@yahoo.com>; Councilmember Park <councilmember.park@lacity.org>; Jeff Khau <jeff.khau@lacity.org>; Planning CHC <chc@lacity.org>; Veronica Lopez <veronica.lopez@lacity.org>; Milena Zasadzien <milena.zasadzien@lacity.org>; Esq. Coryn Kahn <clkesq@outlook.com>
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Sent: Tuesday, March 5, 2024 2:24 PM
To: Ziggy Kruse <ziggykruse2005@yahoo.com>
Cc: Councilmember Park <councilmember.park@lacity.org>; Jeff Khau <jeff.khau@lacity.org>; Planning CHC <chc@lacity.org>; Veronica Lopez <veronica.lopez@lacity.org>; Esq. Coryn Kahn <clkesq@outlook.com>
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Image removed by sender.

Mindy Nguyen

Pronouns: She, Hers, Her

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Attachments:

image001.jpg 823

milena.zasadzien@lacity.org Milena Zasadzien Tuesday, July 23, 2024 at 3:32:12 PM Pacific Daylight Time

To: clkesq@outlook.com Corin L. Kahn
Cc: Mindy.Nguyen@lacity.org Mindy Nguyen, bob.blue@live.com Bob Blue, faruk.sezer@lacity.org Faruk Sezer, ziggykruse2005@yahoo.com Ziggy Kruse, councilmember.park@lacity.org Councilmember Park, jeff.khau@lacity.org Jeff Khau, chc@lacity.org Planning CHC, veronica.lopez@lacity.org Veronica Lopez

Hi Corin,

The Final EIR for the project has been released. The Department of Building and Safety has requested input from the Cultural Heritage Commission regarding the potential certification of the EIR and the issuance or non-issuance of the demolition permit. The project is currently tentatively scheduled to be heard by the Commission for their recommendation on September 5th. Following, LADBS will make a determination of whether to issue or not issue the permit and will include consideration of the EIR. Please let me know if you have any further questions or concerns.
Best regards,
Milena

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E-NEWS

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LOS ANGELES CITY PLANNING

Milena Zasadzien
Principal City Planner, Major Projects
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
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milena.zasadzien@lacity.org
T: 213.847.3636 | Planning4LA.org

E-NEWS

Attachments:

image001.jpg 823

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clkesq@outlook.com Corin L. Kahn Tuesday, July 23, 2024 at 5:38:32 PM Pacific Daylight Time
To: milena.zasadzien@lacity.org Milena Zasadzien
Cc: Mindy.Nguyen@lacity.org Mindy Nguyen, bob.blue@live.com Bob Blue, faruk.sezer@lacity.org Faruk Sezer, ziggykruse2005@yahoo.com Ziggy Kruse, councilmember.park@lacity.org Councilmember Park, jeff.khau@lacity.org Jeff Khau, chc@lacity.org Planning CHC, veronica.lopez@lacity.org Veronica Lopez

Thank you for the prompt response. Please include me and my clients on the mailing list for notice and provide us timely with a link to any staff report that will be reviewed by the Commission. I thank you in advance for your cooperation.

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Corin L. Kahn, Esq.

401 Wilshire Blvd

12th Floor

Santa Monica, CA | 90401

Office: 424-252-4714

Email: clkesq@outlook.com

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Sent: Tuesday, July 23, 2024 3:32 PM
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Cc: Mindy Nguyen <Mindy.Nguyen@lacity.org>; Bob Blue <bob.blue@live.com>; Faruk Sezer <faruk.sezer@lacity.org>; Ziggy Kruse <ziggykruse2005@yahoo.com>; Councilmember Park <councilmember.park@lacity.org>; Jeff Khau <jeff.khau@lacity.org>; Planning CHC <chc@lacity.org>; Veronica Lopez <veronica.lopez@lacity.org>
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Please ensure that you include the following recipients:

Bob Blue: bob.blue@live.com
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Hi Corin,
Yes, you've been added to the interested parties list and will receive notice of any upcoming meetings once they are scheduled.
Best regards,
Milena

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E-NEWS

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faruk.sezer@lacity.org Faruk Sezer Friday, July 26, 2024 at 8:32:23 AM Pacific Daylight Time
To: milena.zasadzien@lacity.org Milena Zasadzien, hector.buitrago@lacity.org Hector Buitrago
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> **Sent:** Tuesday, March 5, 2024 2:24 PM
> **To:** Ziggy Kruse <ziggykruse2005@yahoo.com>
> **Cc:** Councilmember Park <councilmember.park@lacity.org>; Jeff Khau <jeff.khau@lacity.org>; Planning CHC <chc@lacity.org>; Veronica Lopez <veronica.lopez@lacity.org>; Esq. Coryn Kahn

<clkesq@outlook.com>
Subject: 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 2020...

Hi Ziggy,

Confirming receipt.

Thank you.

On Tue, Mar 5, 2024 at 2:20 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Dear Ms. Nguyen:
>
> Please add the attached document to Case No. ***ENV-2019-6645- EIR***; SCH 2020110264; 11973 San Vicente Blvd; Los Angeles, CA 90049.
>
> Please confirm receipt of this email and the attachment. Thank you.
>
> **(Submitted on behalf for Mr. Corin Khan / The Blue Family)**

--

Image removed by sender.

Mindy Nguyen

Pronouns: She, Hers, Her

Senior City Planner | Major Projects
Los Angeles City Planning
221 North Figueroa Street, Suite 1350

Los Angeles, CA 90012

T: (213) 833-8093 | Planning4LA.org

--

Mindy Nguyen

Pronouns: She, Hers, Her

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Los Angeles City Planning
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LOS ANGELES CITY PLANNING

Los Angeles, CA 90012

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E-NEWS

--

Mindy Nguyen

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E-NEWS

--

Milena Zasadzien
Principal City Planner, Major Projects
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
milena.zasadzien@lacity.org
T: 213.847.3636 | Planning4LA.org

E-NEWS

Attachments:

image001.jpg 823

Fwd: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

soft-storyretrofit@lacity.org SOFTSTORY RETROFIT Friday, July 19, 2024 at 10:16:33 AM Pacific Daylight Time
To: michael.s.andersen@lacity.org Michael Andersen, Kathleen.Hill@alston.com Hill, Kathleen

Hi Michael,

Could you please assist Kathleen to process the Phase 2 extension for 11973 San Vicente.

Hi Kathleen,

You should be receiving a payment link on your email soon.

Thank You.



Soft-story Retrofit Unit
201 N. Figueroa St., Suite 880
Los Angeles, CA 90012
213 482-SOFT (7638)
213 202-9924

> *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*

---------- Forwarded message ---------
From: **Hill, Kathleen** <Kathleen.Hill@alston.com>
Date: Thu, Jul 18, 2024 at 3:26 PM
Subject: RE: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.
To: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>

Hello –

Please see the attached form with requested sections completed a copy of the justification letter dated July 17, 2024. If you need to discuss, I can be reached at 213.709.1994 or by email.

Best,

Kathleen

From: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>
Sent: Thursday, July 18, 2024 8:15 AM
To: Hill, Kathleen <Kathleen.Hill@alston.com>
Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

EXTERNAL SENDER – Proceed with caution

Hello,

Please see the attached. Please fillout highlighted items and email back to us for processing



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On Wed, Jul 17, 2024 at 5:19 PM Hill, Kathleen <Kathleen.Hill@alston.com> wrote:

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> On behalf of the owner of the subject property, please see attached correspondence requesting a modification/time extension to comply with Phase 2 of the Soft-Story Retrofit Ordinance. If you need to discuss, feel free to call me at 213.709.1994 or respond to this email.
>
> Best,
>
> Kathleen

Kathleen A. Hill
Planning Director
ALSTON & BIRD
350 South Grand Avenue

51st Floor
Los Angeles, CA 90071
+1 213 576 1056 (O)

+1 213 709 1994 (M)
Kathleen.Hill@alston.com

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Attachments:

Barry Building application for extension to pull permit modification (soft story) (003)(44613451.1).pdf 264k

Soft-Story Retrofit Time Extension Request 07.17.24.pdf 624k

---

michael.s.andersen@lacity.org Michael Andersen Friday, July 19, 2024 at 12:02:34 PM Pacific Daylight Time

To: soft-storyretrofit@lacity.org SOFTSTORY RETROFIT
Cc: Kathleen.Hill@alston.com Hill, Kathleen

Hello,

A payment link has been sent to you in a separate email to pay for the extension to pull the permit.
Please let me know when you have paid.

Thank you,

Michael Andersen
Administrative Clerk, Soft Story Retrofit Unit
LADBS 201 N Figueroa St. Los Angeles CA 90012
Email: michael.s.andersen@lacity.org

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> 
> **Soft-story Retrofit Unit**
> **201 N. Figueroa St., Suite 880**
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> To: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>
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> Hello –

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Kathleen

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> Best,

Kathleen

Kathleen A. Hill
Planning Director
ALSTON & BIRD
350 South Grand Avenue

51st Floor
Los Angeles, CA 90071
+1 213 576 1056 (O)

+1 213 709 1994 (M)
Kathleen.Hill@alston.com

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Kathleen.Hill@alston.com Hill, Kathleen Friday, July 19, 2024 at 12:10:58 PM Pacific Daylight Time
To: michael.s.andersen@lacity.org Michael Andersen

Hi Michael –

See attached receipt for payment.

Best,

Kathleen

From: Michael Andersen <michael.s.andersen@lacity.org>
Sent: Friday, July 19, 2024 12:03 PM
To: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>
Cc: Hill, Kathleen <Kathleen.Hill@alston.com>
Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

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Hello,

A payment link has been sent to you in a separate email to pay for the extension to pull the permit.
Please let me know when you have paid.

Thank you,

Michael Andersen

Administrative Clerk, Soft Story Retrofit Unit

LADBS 201 N Figueroa St. Los Angeles CA 90012

Email: michael.s.andersen@lacity.org

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> **Soft-story Retrofit Unit**
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>
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To: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>

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Kathleen

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Ordinance. If you need to discuss, feel free to call me at 213.709.1994 or respond to this email.

Best,

Kathleen

Kathleen A. Hill
Planning Director
ALSTON & BIRD
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51st Floor
Los Angeles, CA 90071
+1 213 576 1056 (O)

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Attachments:

LADBS Receipt Soft Story Time Extension.pdf 40k

Kathleen.Hill@alston.com Hill, Kathleen Monday, July 22, 2024 at 8:15:05 AM Pacific Daylight Time
To: michael.s.andersen@lacity.org Michael Andersen, soft-storyretrofit@lacity.org SOFTSTORY RETROFIT

Hi Michael - Will I receive the approval today? Thanks, Kathleen _____ From: Michael Andersen Sent: Friday, July 19, 2024 12:02:34 PM To: SOFTSTORY RETROFIT Cc: Hill, Kathleen Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd. EXTERNAL SENDER – Proceed with caution _____ Hello, A payment link has been sent to you in a separate email to pay for the extension to pull the permit. Please let me know when you have paid. Thank you, Michael Andersen Administrative Clerk, Soft Story Retrofit Unit LADBS 201 N Figueroa St. Los Angeles CA 90012 Email: michael.s.andersen@lacity.org On Fri, Jul 19, 2024 at 10:17 AM SOFTSTORY RETROFIT > wrote: Hi Michael, Could you please assist Kathleen to process the Phase 2 extension for 11973 San Vicente. Hi Kathleen, You should be receiving a payment link on your email soon. Thank You. [https://docs.google.com/uc?export=download&id=0B8lqdj4VKIbYbVIRamlKUGhPNWs&revid=0B8lqdj4VKIbYaThaL1ZSa1JKZkpKNHkyUU93UlJyRGJBV0t3PQ] Soft-story Retrofit Unit 201 N. Figueroa St., Suite 880 Los Angeles, CA 90012 213 482-SOFT (7638) 213 202-9924 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 ---------- Forwarded message --------- From: Hill, Kathleen > Date: Thu, Jul 18, 2024 at 3:26 PM Subject: RE: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd. To: SOFTSTORY RETROFIT > Hello – Please see the attached form with requested sections completed a copy of the justification letter dated July 17, 2024. If you need to discuss, I can be reached at 213.709.1994 or by email. Best, Kathleen From: SOFTSTORY RETROFIT > Sent: Thursday, July 18, 2024 8:15 AM To: Hill, Kathleen > Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd. EXTERNAL SENDER – Proceed with caution _____ Hello, Please see the attached. Please fillout highlighted items and email back to us for processing [https://docs.google.com/uc?export=download&id=0B8lqdj4VKIbYbVIRamlKUGhPNWs&revid=0B8lqdj4VKIbYaThaL1ZSa1JKZkpKNHkyUU93UlJyRGJBV0t3PQ] Soft-story Retrofit Unit 201 N. Figueroa St., Suite 880 Los Angeles, CA 90012 213 482-SOFT (7638) 213 202-9924 For general Zoning and Building code questions, please refer to our call center - 311 or (213) 473-3231. Also, for additional

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---

michael.s.andersen@lacity.org Michael Andersen Wednesday, July 24, 2024 at 7:26:30 AM Pacific Daylight Time

To: Kathleen.Hill@alston.com Hill, Kathleen
Cc: soft-storyretrofit@lacity.org SOFTSTORY RETROFIT

Hi Kathleen,

Please see attached.

Thank you,

Michael Andersen
Administrative Clerk, Soft Story Retrofit Unit
LADBS 201 N Figueroa St. Los Angeles CA 90012
Email: michael.s.andersen@lacity.org

On Mon, Jul 22, 2024 at 8:16 AM Hill, Kathleen <Kathleen.Hill@alston.com> wrote:
Hi Michael -
Will I receive the approval today?
Thanks,
Kathleen

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From: Michael Andersen <michael.s.andersen@lacity.org>
Sent: Friday, July 19, 2024 12:02:34 PM
To: SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org>
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Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

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[https://docs.google.com/uc?export=download&id=0B8lqdj4VKIbYbVlRamlKUGhPNWs&revid=0B8lqdj4VKIbYaThaL1ZSa1JKZkpKNHkyUU93UlJyRGJBV0t3PQ]
Soft-story Retrofit Unit
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Kathleen

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EXTERNAL SENDER – Proceed with caution

Hello,

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[https://docs.google.com/uc?export=download&id=0B8lqdj4VKIbYbVlRamlKUGhPNWs&revid=0B8lqdj4VKIbYaThaL1ZSa1JKZkpKNHkyUU93UlJyRGJBV0t3PQ]

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Kathleen A. Hill
Planning Director
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Attachments:

LOG 14433 - 11973 W SAN VICENTE BLVD - MODIFICATION FOR EXTENSION TO PULL PERMIT.pdf 572k

REQUEST FOR MODIFICATION OF BUILDING ORDINANCES

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

DEPARTMENT OF BUILDING AND SAFETY

PERMIT APP. #:	**DATE:** 07/18/2024	**For City Dept. Use Only** Building Zoning Grading Shoring Mech. Elec. Plumb. Green D.A. Misc.
JOB ADDRESS: 11973 W. San Vicente Blvd		
Tract: Westgate Acres	**Block:** None **Lot:** 51 and portions of 52	
Owner: 11973 San Vicente LLC c/o William Borthwick	**Petitioner:** Edward Casey - Alston & Bird LLP	
Address: 300 S. Grand Avenue, 37th Floor	**Address:** 350 S. Grand Avenue, 51st Floor	
City Los Angeles, CA 90071 **State** **Zip** **Phone**	**City** Los Angeles, CA 9071 (213) 576-1005 **State** **Zip** **Phone**	

REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)

CODE SECTIONS: LAMC 9305.2.2

To allow an extension of time until 02/09/2025 in which to comply with LAMC Section 91.9305.2.2 (Obtain permits for rehabilitation) for the Mandatory Soft-Story Retrofit Ordinance (Ordinance 183893 and 184081). or demolition

Order to Comply REF #

Order to Comply Original Compliance Date:

JUSTIFICATION (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)

See Attached letter dated July 17, 2024

Edward J. Casey — **Owner/Petitioner Name (Print)**

(Signature)

Petitioner — **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):

1. Compliance date for completing construction work per LAMC 91.9305.2.3 remains the same as noted on Order to Comply REF #
2. This is a one time approval only.

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) =	1	X $104.00	= 104.00
Subtotal.....			= 234.00
Development Services Center Surcharge		X 3%	= 7.02
Systems Development Surcharge		X 6%	= 14.04
Total Fees.....			= 255.06

Fees verified by:

Print and Sign _____

For Cashiers Use Only

(PROCESS ONLY WHEN FEES ARE VERIFIED)

Permit App #:	Job Address:

CONDITIONS OF APPROVAL (Continued from Page 1)
1) Obtain THP and pull permit prior to expiration of extension otherwise fines will be imposed.

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)	X	$354.00	= _____
Inspection Fee ..... (No of Insp.) =	X	$84.00	= _____
Research Fee ... (Total Hours Worked) =	X	$104.00	= _____
Subtotal			= _____
Development Services Center Surcharge	X	3%	= _____
Systems Development Surcharge	X	6%	= _____
Total Fees			= _____

Fees verified by:

Print and Sign _____

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

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 17, 2024

Los Angeles Department of Building Safety
Soft-Story Retrofit Unit
201 N. Figueroa Street, Suite 890
Los Angeles, CA90012
soft-storyretrofit@lacity.org

Re: 11973 San Vicente Boulevard Project – Tolling of Soft Story Ordinance, Permit No. 19019-10000-05593 and Reference No. 14433

Dear Soft-Story Retrofit Unit:

This law firm represents the owner ("Owner") of the property located at 11973 San Vicente Boulevard, Los Angeles, California ("Property").[1] The building located on the Property is the subject of an Order to Comply with Division 93, Article I, Chapter IX of the Los Angeles Municipal Code ("LAMC"), § 91.9300 (also referred to as the "Soft Story Ordinance") issued by the City of Los Angeles, Board of Building and Safety Commissioners with an effective date of March 1, 2018.

In November 2019, the Owner filed an application for a permit to demolish the building in order to comply with Phase 1 of the Soft Story Ordinance (which requires either demolition or retrofit of buildings that have a "soft story" in order to reduce structural deficiencies by the most economical and feasible method).[2] However, since the City of Los Angeles has designated the Building as a Historic Cultural Monument (No. 887) under City Code, the Department of City Planning ("City Planning) decided to prepare in Environmental Impact Report ("EIR") before issuing a clearance for a demolition permit. This Draft EIR (ENV-2019-6645-EIR) was published on February 16, 2023.

The original Order requires the building owner to obtain the necessary permits to either retrofit or demolish the building within 3.5 years (on or around August 30, 2021). On September 9, 2022, the compliance deadline was extended to December 8, 2022 due to COVID-19. On September 27, 2022, I informed the Soft Story Retrofit Unit that the Draft EIR was being prepared by the City Planning Departments but had not yet been published.

---

[1] Assessor Parcel No. 4404-025-008

[2] Demolition of a building subject to the soft story ordinance is a permitted action pursuant to Section 91.9305.2(1)(c).

Accordingly, I requested an extension through December 8, 2023. However, the Department of Building and Safety ("LADBS") provided an extension by which to obtain a permit to retrofit or demolish the building until June 8, 2023. On July 20, 2023, LADBS issued "Notification of Extended Compliance Due Dates Due to the Covid-19 Tolling Order" and the compliance deadline for Phase 2 was extended to August 9, 2024.

The Final EIR (or FEIR) for the demolition permit was released on September 11, 2023. On March 21, 2024, City Planning provided correspondence to LADBS recommending that the Department certify the information and analysis presented in the EIR. (See Attachment A.)

LADBS must certify the Final EIR before it can act on the requested demolition permit. On May 9, 2024, LADBS issued a written request to the Cultural Heritage Commission ("CHC") for their recommendation as to the certification of the Final EIR and adoption of a Statement of Overriding Considerations ("SOC") pursuant to the California Environmental Quality Act ("CEQA").(See Attachment B.) In addition, we have been informed by City planners that the CHC will need hold a public hearing before making any recommendations regarding the EIR and a SOC. We have been informed that the CHC will consider the matter at its September 5, 2024 meeting. After the CHC completes its review, it will make recommendations to LADBS. Thereafter, LADBS will then make a determination on the EIR and demolition permit.

Despite the fact that the Owner took timely steps to comply with the Soft Story Ordinance, due to the other requirements imposed by the City, the Owner cannot yet legally obtain a demolition permit as required by the Soft Story Ordinance. The Owner is now in an impossible situation where it cannot possibly comply with the competing requirements set forth by different City agencies. It must obtain a permit for demolition to comply with the Soft Story Ordinance, but it cannot do so until the City completes the process required by CEQA. The impossibility defense is well recognized where a government order makes it unlawful for a party to perform its obligations. (Cal. Civ. Code § 3531. See also, *National Shooting Sports Foundation, Inc. v. State of California* (2018) 5 Cal.5th 428, 430.)

Accordingly, the Owner must be granted an extension to comply with the Soft Story Ordinance until a reasonable time after the City's environmental and cultural review processes have concluded. An additional six months is needed to complete all necessary review processes before the Owner is eligible to obtain the necessary demolition permit.

Sincerely,

Edward J. Casey

EJC:kah

cc: Ken Bernstein, Principal City Planner
ken.bernstein@lacity.org

Melissa Jones, City Planner
melissa.jones@lacity.org

Lambert Giessinger, Senior Architect
lamber.giessinger@lacity.org

Veronica Lopez, LADBS Board of Building and Safety Board Secretary
Veronica.lopez@lacity.org

Hector Buitrago, LADBS Special Projects Manager
Hector.buitrago@lacity.org

Faruk Sezer, LADBS Assistant Director, Government & Community Relations Division
Faruk.sezer@lacity.org

Jeff Khau, Planning Deputy, Office of Councilwoman Traci Park, District 11
Jeff.khau@lacity.org

ATTACHMENT A

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 B

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

JACOB STEVENS
VICE PRESIDENT

CORISSA HERNANDEZ
MOISES ROSALES
NANCY YAP

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

May 9, 2024

The Honorable Cultural Heritage Commission
Department of City Planning
Office of Historic Resources
200 North Spring Street
Room 525
Los Angeles, CA 90012

Re: Demolition Permit Application for The Barry Building, located at 11973 West San Vicente Boulevard, Los Angeles Historic Cultural Monument No. 887

Dear Honorable Commissioners:

Under Los Angeles Municipal Code (LAMC) Section 91.106.4.5, the Los Angeles Department of Building and Safety (LADBS) has the responsibility for the issuance of demolition permits for officially designated buildings or structures like the property referenced above.

LAMC Section 91.106.4.5 provides as follows:

> 91.106.4.5. Permits for Historical and Cultural Buildings. The department shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of historic cultural monuments, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the California Environmental Quality Act Initial Study and Check List, as specified in Section 19.05 of the Los Angeles Municipal Code. If the Initial Study and Check List identifies the historical or cultural asset as significant, the

permit shall not be issued without the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure.

Pursuant to this Section, the applicant paid for the preparation of an Environmental Impact Report (EIR). The Department of City Planning prepared an EIR and transmitted it to LADBS on March 21, 2024 with a recommendation that LADBS certify the EIR as adequate and complete. The EIR concluded that issuance of the demolition permit will result in significant unavoidable adverse impacts due to the loss of a historic resource.

The EIR must be certified before LADBS may issue a demolition permit. Additionally, before LADBS may issue a demolition permit, LADBS will need to adopt a statement of overriding considerations setting forth the specific reasons why the City finds that the project's benefits rendered acceptable its unavoidable adverse environmental effects because the significant unavoidable adverse impacts of demolition cannot be avoided or substantially lessened either through the adoption of feasible mitigation measures or feasible environmentally superior alternatives.

To assist LADBS in determining whether to certify the EIR and/or adopt a statement of overriding considerations, LADBS requests the Cultural Heritage Commission, the City's expert on historic resources, to provide a recommendation to LADBS on whether to take these actions including what the Commission believes may be substantial evidence in the record that should be considered in the preparation of a statement of overriding considerations if necessary.

LADBS requests the Commission hold a hearing for review and comment on the EIR and justification for the issuance of a statement of overriding considerations.

For any inquiries related to this letter, please contact Faruk Sezer, Assistant Director for the Government and Community Relations Division via email at Faruk.Sezer@lacity.org.

Faruk Sezer

FARUK SEZER, P.E.
Assistant Director
Government and Community Relations

Los Angeles Department of Building and Safety

Receipt Information

Thank you for using our Online Services. Below is your receipt information and any further information and links required to complete your transaction.

Service Type:

Payment Modification Details

Address:

11973 W SAN VICENTE BLVD 90049

Order Amount: $ 255.06
Payment Date: 7/19/2024 12:09:10 PM
Receipt Number: 1884531

REQUEST FOR MODIFICATION OF BUILDING ORDINANCES

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

LA DBS — DEPARTMENT OF BUILDING AND SAFETY

PERMIT APP. #: 19019-10000-05593	**DATE:** 07/18/2024	**For City Dept. Use Only** (Building) Zoning Grading Shoring Mech. Elec. Plumb. Green D.A. Misc.
JOB ADDRESS: 11973 W. San Vicente Blvd		
Tract: Westgate Acres	**Block:** None **Lot:** 51 and portions of 52	
Owner: 11973 San Vicente LLC c/o William Borthwick	**Petitioner:** Edward Casey - Alston & Bird LLP	
Address: 300 S. Grand Avenue, 37th Floor	**Address:** 350 S. Grand Avenue, 51st Floor	
City Los Angeles, CA 90071 **State** **Zip** **Phone**	**City** Los Angeles, CA 9071 (213) 576-1005 **State** **Zip** **Phone**	

REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY) — **CODE SECTIONS:** LAMC 9305.2.2

To allow an extension of time until 02/09/2025 in which to comply with LAMC Section 91.9305.2.2 (Obtain permits for rehabilitation or demolition) for the Mandatory Soft-Story Retrofit Ordinance (Ordinance 183893 and 184081).

Order to Comply REF # 14433

Order to Comply Original Compliance Date: 8/30/2021 Extended to 8/9/2024 Due to covid tolling order

JUSTIFICATION (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)

See Attached letter dated July 17, 2024

Edward J. Casey — **Owner/Petitioner Name (Print)**

(Signature)

Petitioner — **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

Michael Andersen — *Reviewed by: (Staff) (Print)* — Sign — 7/19/2024 *Date*

ANDREW SANTIAGO — *Action taken by: (Supervisor) (Print)* — Sign — 7/19/2024 *Date*

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

CONDITIONS OF APPROVAL (Continued on Page 2):

1. Compliance date for completing construction work per LAMC 91.9305.2.3 remains the same as noted on Order to Comply REF # 14433
2. This is a one time approval only.

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) =	1 X $104.00	=	104.00
Subtotal		=	234.00
Development Services Center Surcharge	X 3%	=	7.02
Systems Development Surcharge	X 6%	=	14.04
Total Fees		=	255.06

Fees verified by:

Print and Sign Michael Andersen

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

Modification # 14217

Paid on 7/19/2024

Receipt # 1884531

Permit App #: 19019-10000-05593	**Job Address:** 11973 W San Vicente Blvd

CONDITIONS OF APPROVAL (Continued from Page 1)
1) Obtain THP and pull permit prior to expiration of extension otherwise fines will be imposed.

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)	X	$354.00	= _____
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Research Fee ... (Total Hours Worked) =	X	$104.00	= _____
Subtotal.....			= _____
Development Services Center Surcharge	X	3%	= _____
Systems Development Surcharge	X	6%	= _____
Total Fees			= _____

Fees verified by:

Print and Sign _____

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

Fwd: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

faruk.sezer@lacity.org Faruk Sezer Friday, July 19, 2024 at 9:12:08 AM Pacific Daylight Time
To: charmie.huynh@lacity.org Charmie Huynh

HI Charmie,
Please review the email and attached request and let me know what you think.

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

---------- Forwarded message ---------
From: **Hill, Kathleen** <Kathleen.Hill@alston.com>
Date: Wed, Jul 17, 2024 at 5:36 PM
Subject: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.
To: Veronica.lopez@lacity.org <Veronica.lopez@lacity.org>, Hector.buitrago@lacity.org <Hector.buitrago@lacity.org>, Faruk.sezer@lacity.org <Faruk.sezer@lacity.org>
Cc: mike@afriat.com <mike@afriat.com>

Hi Veronica, Hector and Faruk –

Mike Ai and Ed Casey asked that I provide you with a copy of the attached time extension request sent to the Soft-Story Retrofit Unit.

Best,

Kathleen

From: Hill, Kathleen
Sent: Wednesday, July 17, 2024 5:18 PM
To: Soft-storyretrofit@lacity.org
Subject: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

Hello Soft-Story Retrofit Unit –

On behalf of the owner of the subject property, please see attached correspondence requesting a modification/time extension to comply with Phase 2 of the Soft-Story Retrofit Ordinance. If you need to discuss, feel free to call me at 213.709.1994 or respond to this email.

Best,

Kathleen

Kathleen A. Hill
Planning Director
ALSTON & BIRD
350 South Grand Avenue

51st Floor
Los Angeles, CA 90071
+1 213 576 1056 (O)

+1 213 709 1994 (M)
Kathleen.Hill@alston.com

NOTICE: This e-mail message and all attachments may contain legally privileged and confidential information intended solely for the use of the addressee. If you are not the intended recipient, you are hereby notified that you may not read, copy, distribute or otherwise use this message or its attachments. If you have received this message in error, please notify the sender by email and delete all copies of the message immediately.

Attachments:

Soft-Story Retrofit Time Extension Request 07.17.24(.1).pdf 630k

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charmie.huynh@lacity.org Charmie Huynh Friday, July 19, 2024 at 9:30:45 AM Pacific Daylight Time
To: andrew.h.santiago@lacity.org Hans Santiago

Hi Andrew,

Faruk reached out to me regarding this email request. Can we find time to discuss?

Charmie Huynh, P.E.
Assistant Deputy Superintendent of Building
Permit and Engineering Bureau | High Rise, Seismic Retrofit and LAX Projects Division
Los Angeles Department of Building and Safety
201 N. Figueroa St., Suite 880
Los Angeles, CA 90012
213-482-6875
charmie.huynh@lacity.org

LADBS currently offers in-person services by appointment only. Please sign up here. For general zoning and building code questions, please refer to our call center - 311 or (213) 473-3231 or sign up for same day virtual counter services here. Additional information may be found on our website at LADBS.org

---------- Forwarded message ---------
From: **Faruk Sezer** <faruk.sezer@lacity.org>
Date: Fri, Jul 19, 2024 at 9:12 AM
Subject: Fwd: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.
To: Charmie Huynh <charmie.huynh@lacity.org>

HI Charmie,
Please review the email and attached request and let me know what you think.

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
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Cc: mike@afriat.com <mike@afriat.com>

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Kathleen

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Sent: Wednesday, July 17, 2024 5:18 PM
To: Soft-storyretrofit@lacity.org
Subject: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

Hello Soft-Story Retrofit Unit –

On behalf of the owner of the subject property, please see attached correspondence requesting a modification/time extension to comply with Phase 2 of the Soft-Story Retrofit Ordinance. If you need to discuss, feel free to call me at 213.709.1994 or respond to this email.

Best,

Kathleen

Kathleen A. Hill
Planning Director
ALSTON & BIRD
350 South Grand Avenue

51st Floor
Los Angeles, CA 90071
+1 213 576 1056 (O)

+1 213 709 1994 (M)
Kathleen.Hill@alston.com

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Attachments:

Soft-Story Retrofit Time Extension Request 07.17.24(.1).pdf 630k

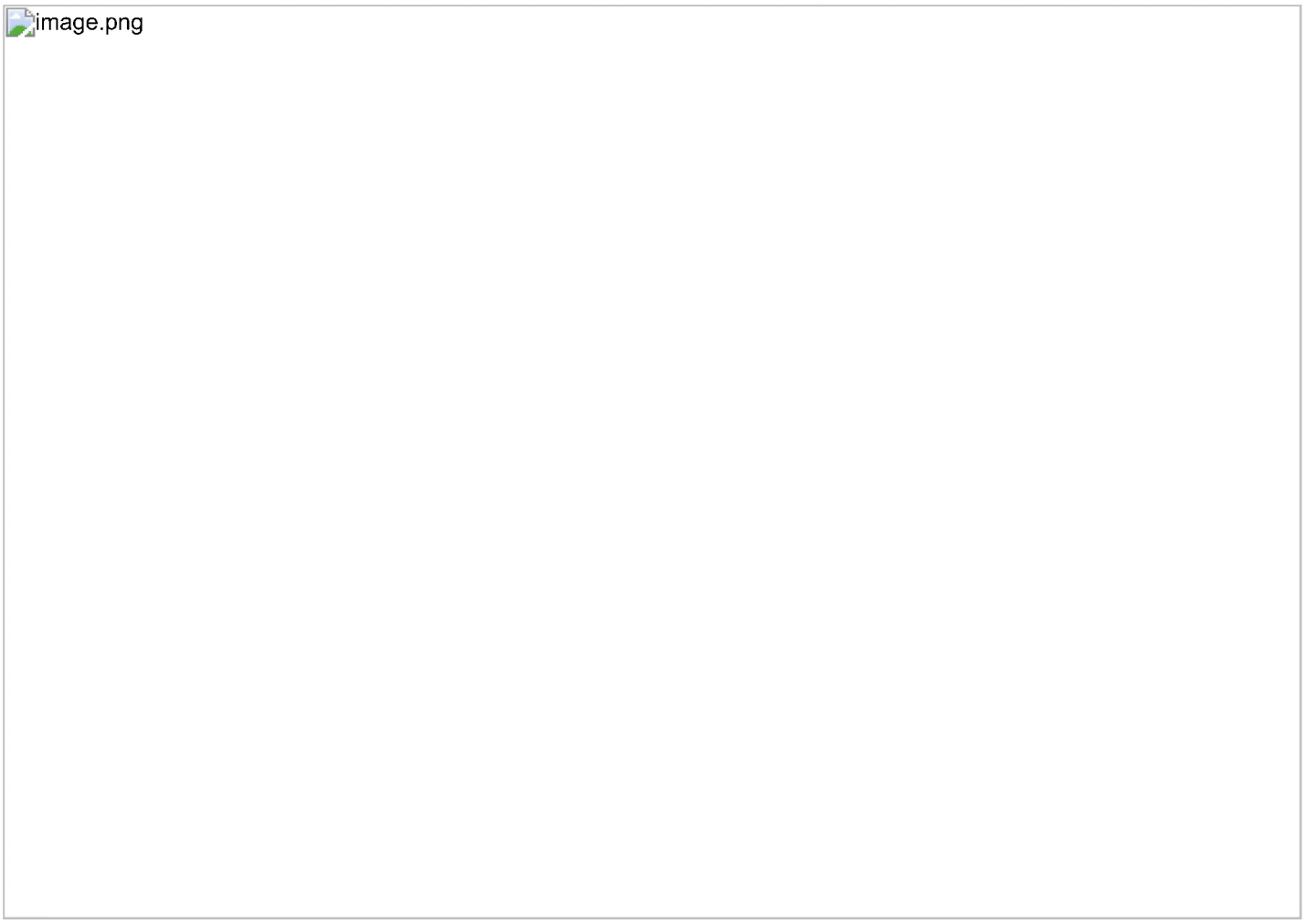
---

andrew.h.santiago@lacity.org Andrew Santiago Friday, July 19, 2024 at 10:09:58 AM Pacific Daylight Time
To: charmie.huynh@lacity.org Charmie Huynh

Hi Charmie,

The applicant already reached out to the soft story email and we already provided the customer with the Modification of Extension yesterday. They were asking for extension of Phase 2 of the Ordinance of obtaining the permit. Their deadline to obtain the required permit will be on 08/09/2024 due to the tolling order so they are still eligible to apply for the extension.

They did submit a demolition permit before but they were not able to get approval. Looks like its a historic monument



Thank You,

Andrew Santiago, P.E.
Structural Engineering Associate
LADBS Soft Story Unit
201 N Figueroa St. Suite 880
andrew.h.santiago@lacity.org
(213) 202-2691

Please note that my Regular-Day-Off (RDO) is every other Friday
***We strive to answer all emails within 2 business days.

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 Fri, Jul 19, 2024 at 9:31 AM Charmie Huynh <charmie.huynh@lacity.org> wrote:

> Hi Andrew,

Faruk reached out to me regarding this email request. Can we find time to discuss?

Charmie Huynh, P.E.
Assistant Deputy Superintendent of Building
Permit and Engineering Bureau | High Rise, Seismic Retrofit and LAX Projects Division
Los Angeles Department of Building and Safety
201 N. Figueroa St., Suite 880
Los Angeles, CA 90012
213-482-6875
charmie.huynh@lacity.org

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---------- Forwarded message ---------
From: **Faruk Sezer** <faruk.sezer@lacity.org>
Date: Fri, Jul 19, 2024 at 9:12 AM
Subject: Fwd: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.
To: Charmie Huynh <charmie.huynh@lacity.org>

HI Charmie,
Please review the email and attached request and let me know what you think.

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
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---------- Forwarded message ---------
From: **Hill, Kathleen** <Kathleen.Hill@alston.com>
Date: Wed, Jul 17, 2024 at 5:36 PM
Subject: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.
To: Veronica.lopez@lacity.org <Veronica.lopez@lacity.org>, Hector.buitrago@lacity.org <Hector.buitrago@lacity.org>, Faruk.sezer@lacity.org <Faruk.sezer@lacity.org>
Cc: mike@afriat.com <mike@afriat.com>

Hi Veronica, Hector and Faruk –

Mike Ai and Ed Casey asked that I provide you with a copy of the attached time extension request sent to the Soft-Story Retrofit Unit.

Best,

Kathleen

From: Hill, Kathleen
Sent: Wednesday, July 17, 2024 5:18 PM
To: Soft-storyretrofit@lacity.org
Subject: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

Hello Soft-Story Retrofit Unit –

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Attachments:

image.png 97k

soft-storyretrofit@lacity.org SOFTSTORY RETROFIT Friday, July 19, 2024 at 10:21:05 AM Pacific Daylight Time
To: charmie.huynh@lacity.org Charmie Huynh

FYI

Soft-story Retrofit Unit
201 N. Figueroa St., Suite 880
Los Angeles, CA 90012
213 482-SOFT (7638)
213 202-9924

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---------- Forwarded message ---------
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Date: Thu, Jul 18, 2024 at 8:15 AM
Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.
To: Hill, Kathleen <Kathleen.Hill@alston.com>

Hello,

Please see the attached. Please fillout highlighted items and email back to us for processing



Soft-story Retrofit Unit
201 N. Figueroa St., Suite 880
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> Kathleen
>
> Kathleen A. Hill
> Planning Director
> **ALSTON & BIRD**
> 350 South Grand Avenue
>
> 51st Floor
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> Kathleen.Hill@alston.com
>
> ---
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Attachments:

application for extension to pull permit modification (soft story).pdf 230k

---

charmie.huynh@lacity.org Charmie Huynh Friday, July 19, 2024 at 10:52:29 AM Pacific Daylight Time
To: andrew.h.santiago@lacity.org Andrew Santiago

Thank you so much Andrew!

Charmie Huynh, P.E.
Assistant Deputy Superintendent of Building
Permit and Engineering Bureau | High Rise, Seismic Retrofit and LAX Projects Division
Los Angeles Department of Building and Safety
201 N. Figueroa St., Suite 880
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213-482-6875
charmie.huynh@lacity.org

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On Fri, Jul 19, 2024 at 10:10 AM Andrew Santiago <andrew.h.santiago@lacity.org> wrote:
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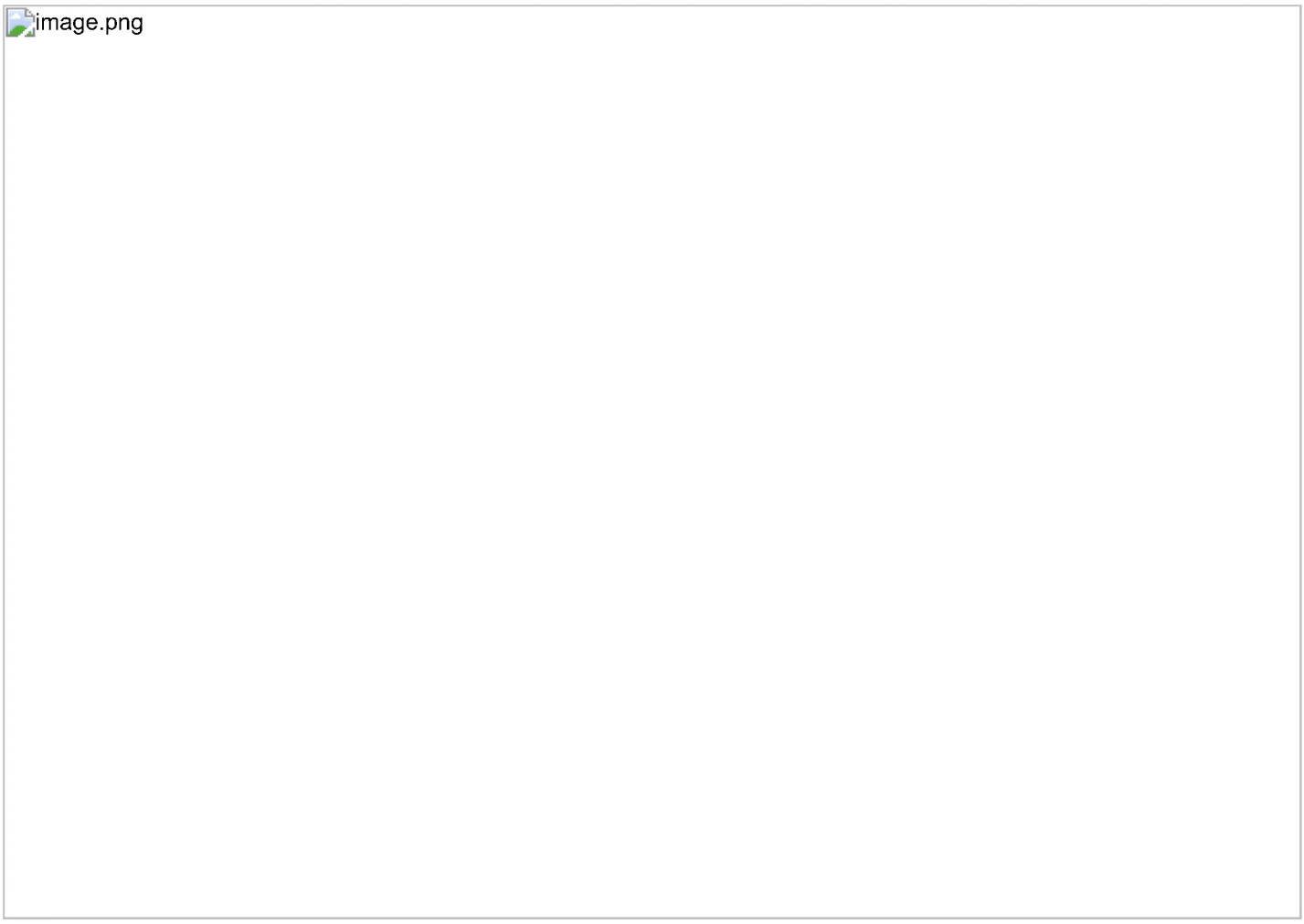

Thank You,

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On Fri, Jul 19, 2024 at 9:31 AM Charmie Huynh <charmie.huynh@lacity.org> wrote:
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Charmie Huynh, P.E.
Assistant Deputy Superintendent of Building
Permit and Engineering Bureau | High Rise, Seismic Retrofit and LAX Projects Division
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Subject: Fwd: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.
To: Charmie Huynh <charmie.huynh@lacity.org>

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Date: Wed, Jul 17, 2024 at 5:36 PM
Subject: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.
To: Veronica.lopez@lacity.org <Veronica.lopez@lacity.org>, Hector.buitrago@lacity.org <Hector.buitrago@lacity.org>, Faruk.sezer@lacity.org <Faruk.sezer@lacity.org>
Cc: mike@afriat.com <mike@afriat.com>

Hi Veronica, Hector and Faruk –

Mike Ai and Ed Casey asked that I provide you with a copy of the attached time extension request sent to the Soft-Story Retrofit Unit.

Best,

Kathleen

From: Hill, Kathleen
Sent: Wednesday, July 17, 2024 5:18 PM
To: Soft-storyretrofit@lacity.org
Subject: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

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Best,

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Attachments:

image.png 97k

charmie.huynh@lacity.org Charmie Huynh Friday, July 19, 2024 at 10:53:15 AM Pacific Daylight Time
To: soft-storyretrofit@lacity.org SOFTSTORY RETROFIT

Oh, have the submitted the mod request? And when will we extend it to?

Charmie Huynh, P.E.
Assistant Deputy Superintendent of Building
Permit and Engineering Bureau | High Rise, Seismic Retrofit and LAX Projects Division
Los Angeles Department of Building and Safety
201 N. Figueroa St., Suite 880
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charmie.huynh@lacity.org

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On Fri, Jul 19, 2024 at 10:21 AM SOFTSTORY RETROFIT <soft-storyretrofit@lacity.org> wrote:

> FYI
>
> **Soft-story Retrofit Unit**
> **201 N. Figueroa St., Suite 880**
> **Los Angeles, CA 90012**
> **213 482-SOFT (7638)**
> **213 202-9924**
>
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Date: Thu, Jul 18, 2024 at 8:15 AM
Subject: Re: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.
To: Hill, Kathleen <Kathleen.Hill@alston.com>

Hello,

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> Kathleen
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> Planning Director

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---

soft-storyretrofit@lacity.org SOFTSTORY RETROFIT Friday, July 19, 2024 at 11:25:22 AM Pacific Daylight Time
To: charmie.huynh@lacity.org Charmie Huynh

Hi Charmie,

Yes they just submitted the completed form . We will grant them till 02/09/2025 to obtain the required retrofit or demolition permit.

Soft-story Retrofit Unit
201 N. Figueroa St., Suite 880
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213 482-SOFT (7638)
213 202-9924

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> Permit and Engineering Bureau | High Rise, Seismic Retrofit and LAX Projects Division
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Attachments:

Barry Building application for extension to pull permit modification (soft story) (003)(44613451.1).pdf 264k

---

charmie.huynh@lacity.org Charmie Huynh Friday, July 19, 2024 at 1:18:38 PM Pacific Daylight Time
To: faruk.sezer@lacity.org Faruk Sezer

Hi Faruk,

Our soft story group has been in touch with this applicant and will grant them until 02/09/2025 to obtain the required retrofit or demolition permit. Are there other items you'd like to discuss?

Thanks,

Charmie Huynh, P.E.
Assistant Deputy Superintendent of Building
Permit and Engineering Bureau | High Rise, Seismic Retrofit and LAX Projects Division
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charmie.huynh@lacity.org

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On Fri, Jul 19, 2024 at 9:12 AM Faruk Sezer <faruk.sezer@lacity.org> wrote:
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Thank you.

***I will be out of office on every other MONDAY;
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Faruk Sezer, MS, PE, CASp, I.C.C
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To: Veronica.lopez@lacity.org <Veronica.lopez@lacity.org>, Hector.buitrago@lacity.org <Hector.buitrago@lacity.org>, Faruk.sezer@lacity.org <Faruk.sezer@lacity.org>
Cc: mike@afriat.com <mike@afriat.com>

Hi Veronica, Hector and Faruk –

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Kathleen

From: Hill, Kathleen

Sent: Wednesday, July 17, 2024 5:18 PM
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Subject: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

Hello Soft-Story Retrofit Unit –

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faruk.sezer@lacity.org Faruk Sezer Friday, July 19, 2024 at 1:53:07 PM Pacific Daylight Time
To: charmie.huynh@lacity.org Charmie Huynh

HI Charmie,
Thank you for your update. No, I dont need to discuss anything else. Have a nice weekend.

Thank you.

***I will be out of office on every other MONDAY;
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Faruk Sezer, MS, PE, CASp, I.C.C
Building Civil Engineer
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Date: Wed, Jul 17, 2024 at 5:36 PM
Subject: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.
To: Veronica.lopez@lacity.org <Veronica.lopez@lacity.org>, Hector.buitrago@lacity.org <Hector.buitrago@lacity.org>, Faruk.sezer@lacity.org <Faruk.sezer@lacity.org>
Cc: mike@afriat.com <mike@afriat.com>

Hi Veronica, Hector and Faruk –

Mike Ai and Ed Casey asked that I provide you with a copy of the attached time extension request sent to the Soft-Story Retrofit Unit.

Best,

Kathleen

From: Hill, Kathleen
Sent: Wednesday, July 17, 2024 5:18 PM
To: Soft-storyretrofit@lacity.org
Subject: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

Hello Soft-Story Retrofit Unit –

On behalf of the owner of the subject property, please see attached correspondence requesting a modification/time extension to comply with Phase 2 of the Soft-Story Retrofit Ordinance. If you need to discuss, feel free to call me at 213.709.1994 or respond to this email.

Best,

Kathleen

Kathleen A. Hill
Planning Director
ALSTON & BIRD
350 South Grand Avenue

51st Floor
Los Angeles, CA 90071
+1 213 576 1056 (O)

+1 213 709 1994 (M)
Kathleen.Hill@alston.com

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REQUEST FOR MODIFICATION OF BUILDING ORDINANCES

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

DEPARTMENT OF BUILDING AND SAFETY

PERMIT APP. #:	**DATE:** 07/18/2024	**For City Dept. Use Only** Building Zoning Grading Shoring Mech. Elec. Plumb. Green D.A. Misc.
JOB ADDRESS: 11973 W. San Vicente Blvd		
Tract: Westgate Acres	**Block:** None **Lot:** 51 and portions of 52	
Owner: 11973 San Vicente LLC c/o William Borthwick	**Petitioner:** Edward Casey - Alston & Bird LLP	
Address: 300 S. Grand Avenue, 37th Floor	**Address:** 350 S. Grand Avenue, 51st Floor	
City Los Angeles, CA 90071 **State** **Zip** **Phone**	**City** Los Angeles, CA 9071 (213) 576-1005 **State** **Zip** **Phone**	

REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)

CODE SECTIONS: LAMC 9305.2.2

To allow an extension of time until 02/09/2025 in which to comply with LAMC Section 91.9305.2.2 (Obtain permits for rehabilitation) for the Mandatory Soft-Story Retrofit Ordinance (Ordinance 183893 and 184081). or demolition

Order to Comply REF #

Order to Comply Original Compliance Date:

JUSTIFICATION (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)

See Attached letter dated July 17, 2024

Edward J. Casey — **Owner/Petitioner Name (Print)**

(Signature)

Petitioner — **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):

1. Compliance date for completing construction work per LAMC 91.9305.2.3 remains the same as noted on Order to Comply REF #
2. This is a one time approval only.

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) =	1	X $104.00	= 104.00
Subtotal.....			= 234.00
Development Services Center Surcharge		X 3%	= 7.02
Systems Development Surcharge		X 6%	= 14.04
Total Fees.....			= 255.06

Fees verified by:

Print and Sign _____

For Cashiers Use Only

(PROCESS ONLY WHEN FEES ARE VERIFIED)

Permit App #:	Job Address:

CONDITIONS OF APPROVAL (Continued from Page 1)
1) Obtain THP and pull permit prior to expiration of extension otherwise fines will be imposed.

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)	X	$354.00	= _____
Inspection Fee ..... (No of Insp.) =	X	$84.00	= _____
Research Fee ... (Total Hours Worked) =	X	$104.00	= _____
Subtotal			= _____
Development Services Center Surcharge	X	3%	= _____
Systems Development Surcharge	X	6%	= _____
Total Fees			= _____

Fees verified by:

Print and Sign _____

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

Fwd: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.

charmie.huynh@lacity.org Charmie Huynh Friday, July 19, 2024 at 9:30:45 AM Pacific Daylight Time
To: andrew.h.santiago@lacity.org Hans Santiago

Hi Andrew,

Faruk reached out to me regarding this email request. Can we find time to discuss?

Charmie Huynh, P.E.
Assistant Deputy Superintendent of Building
Permit and Engineering Bureau | High Rise, Seismic Retrofit and LAX Projects Division
Los Angeles Department of Building and Safety
201 N. Figueroa St., Suite 880
Los Angeles, CA 90012
213-482-6875
charmie.huynh@lacity.org

LADBS currently offers in-person services by appointment only. Please sign up here. For general zoning and building code questions, please refer to our call center - 311 or (213) 473-3231 or sign up for same day virtual counter services here. Additional information may be found on our website at LADBS.org

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From: **Faruk Sezer** <faruk.sezer@lacity.org>
Date: Fri, Jul 19, 2024 at 9:12 AM
Subject: Fwd: Request for Time Extension for Phase 2 Compliance REF #14433 11973 San Vicente Blvd.
To: Charmie Huynh <charmie.huynh@lacity.org>

HI Charmie,
Please review the email and attached request and let me know what you think.

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
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Cc: mike@afriat.com <mike@afriat.com>

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Best,

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Attachments:

Soft-Story Retrofit Time Extension Request 07.17.24(.1).pdf 630k

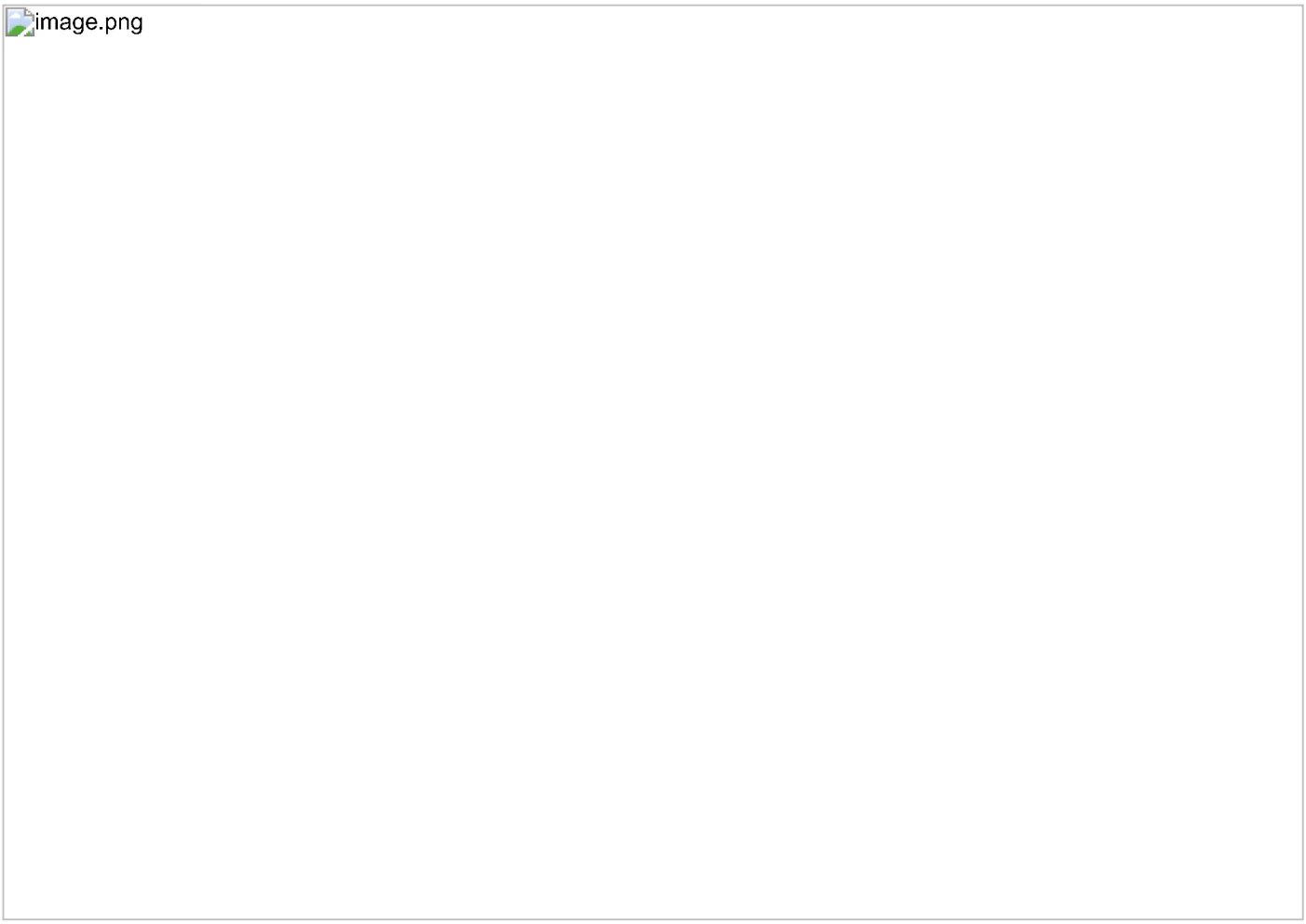
---

andrew.h.santiago@lacity.org Andrew Santiago Friday, July 19, 2024 at 10:09:58 AM Pacific Daylight Time
To: charmie.huynh@lacity.org Charmie Huynh

Hi Charmie,

The applicant already reached out to the soft story email and we already provided the customer with the Modification of Extension yesterday. They were asking for extension of Phase 2 of the Ordinance of obtaining the permit. Their deadline to obtain the required permit will be on 08/09/2024 due to the tolling order so they are still eligible to apply for the extension.

They did submit a demolition permit before but they were not able to get approval. Looks like its a historic monument



Thank You,

Andrew Santiago, P.E.
Structural Engineering Associate
LADBS Soft Story Unit
201 N Figueroa St. Suite 880
andrew.h.santiago@lacity.org
(213) 202-2691

Please note that my Regular-Day-Off (RDO) is every other Friday
***We strive to answer all emails within 2 business days.

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 Fri, Jul 19, 2024 at 9:31 AM Charmie Huynh <charmie.huynh@lacity.org> wrote:
> Hi Andrew,

Faruk reached out to me regarding this email request. Can we find time to discuss?

Charmie Huynh, P.E.
Assistant Deputy Superintendent of Building
Permit and Engineering Bureau | High Rise, Seismic Retrofit and LAX Projects Division
Los Angeles Department of Building and Safety
201 N. Figueroa St., Suite 880
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213-482-6875
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Cc: mike@afriat.com <mike@afriat.com>

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Attachments:

image.png 97k

---

charmie.huynh@lacity.org Charmie Huynh Friday, July 19, 2024 at 10:52:29 AM Pacific Daylight Time
To: andrew.h.santiago@lacity.org Andrew Santiago

Thank you so much Andrew!

Charmie Huynh, P.E.
Assistant Deputy Superintendent of Building
Permit and Engineering Bureau | High Rise, Seismic Retrofit and LAX Projects Division
Los Angeles Department of Building and Safety
201 N. Figueroa St., Suite 880
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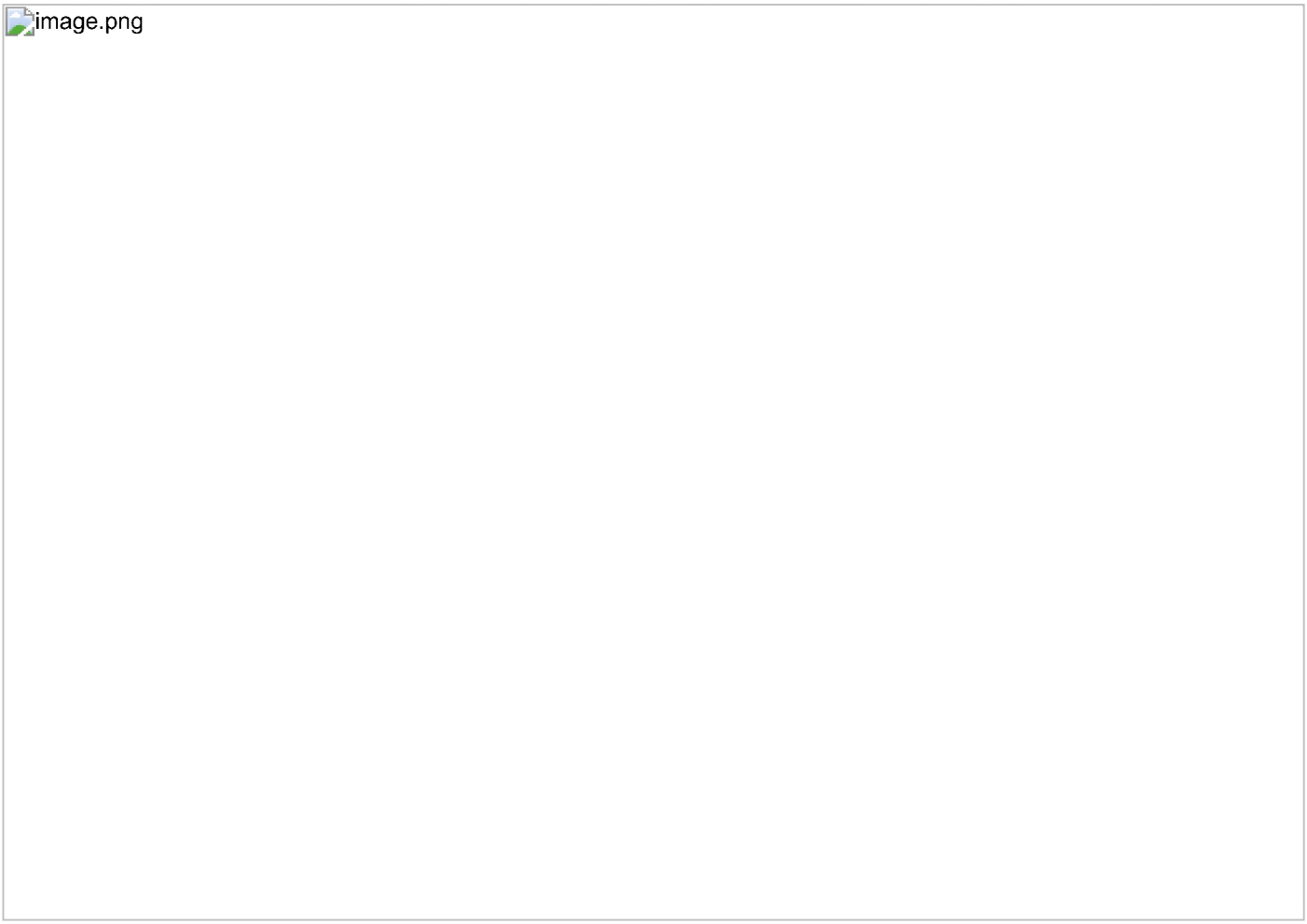

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Attachments:

image.png 97k

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 17, 2024

Los Angeles Department of Building Safety
Soft-Story Retrofit Unit
201 N. Figueroa Street, Suite 890
Los Angeles, CA90012
soft-storyretrofit@lacity.org

Re: 11973 San Vicente Boulevard Project – Tolling of Soft Story Ordinance, Permit No. 19019-10000-05593 and Reference No. 14433

Dear Soft-Story Retrofit Unit:

This law firm represents the owner ("Owner") of the property located at 11973 San Vicente Boulevard, Los Angeles, California ("Property").[1] The building located on the Property is the subject of an Order to Comply with Division 93, Article I, Chapter IX of the Los Angeles Municipal Code ("LAMC"), § 91.9300 (also referred to as the "Soft Story Ordinance") issued by the City of Los Angeles, Board of Building and Safety Commissioners with an effective date of March 1, 2018.

In November 2019, the Owner filed an application for a permit to demolish the building in order to comply with Phase 1 of the Soft Story Ordinance (which requires either demolition or retrofit of buildings that have a "soft story" in order to reduce structural deficiencies by the most economical and feasible method).[2] However, since the City of Los Angeles has designated the Building as a Historic Cultural Monument (No. 887) under City Code, the Department of City Planning ("City Planning) decided to prepare in Environmental Impact Report ("EIR") before issuing a clearance for a demolition permit. This Draft EIR (ENV-2019-6645-EIR) was published on February 16, 2023.

The original Order requires the building owner to obtain the necessary permits to either retrofit or demolish the building within 3.5 years (on or around August 30, 2021). On September 9, 2022, the compliance deadline was extended to December 8, 2022 due to COVID-19. On September 27, 2022, I informed the Soft Story Retrofit Unit that the Draft EIR was being prepared by the City Planning Departments but had not yet been published.

---

[1] Assessor Parcel No. 4404-025-008

[2] Demolition of a building subject to the soft story ordinance is a permitted action pursuant to Section 91.9305.2(1)(c).

Accordingly, I requested an extension through December 8, 2023. However, the Department of Building and Safety ("LADBS") provided an extension by which to obtain a permit to retrofit or demolish the building until June 8, 2023. On July 20, 2023, LADBS issued "Notification of Extended Compliance Due Dates Due to the Covid-19 Tolling Order" and the compliance deadline for Phase 2 was extended to August 9, 2024.

The Final EIR (or FEIR) for the demolition permit was released on September 11, 2023. On March 21, 2024, City Planning provided correspondence to LADBS recommending that the Department certify the information and analysis presented in the EIR. (See Attachment A.)

LADBS must certify the Final EIR before it can act on the requested demolition permit. On May 9, 2024, LADBS issued a written request to the Cultural Heritage Commission ("CHC") for their recommendation as to the certification of the Final EIR and adoption of a Statement of Overriding Considerations ("SOC") pursuant to the California Environmental Quality Act ("CEQA").(See Attachment B.) In addition, we have been informed by City planners that the CHC will need hold a public hearing before making any recommendations regarding the EIR and a SOC. We have been informed that the CHC will consider the matter at its September 5, 2024 meeting. After the CHC completes its review, it will make recommendations to LADBS. Thereafter, LADBS will then make a determination on the EIR and demolition permit.

Despite the fact that the Owner took timely steps to comply with the Soft Story Ordinance, due to the other requirements imposed by the City, the Owner cannot yet legally obtain a demolition permit as required by the Soft Story Ordinance. The Owner is now in an impossible situation where it cannot possibly comply with the competing requirements set forth by different City agencies. It must obtain a permit for demolition to comply with the Soft Story Ordinance, but it cannot do so until the City completes the process required by CEQA. The impossibility defense is well recognized where a government order makes it unlawful for a party to perform its obligations. (Cal. Civ. Code § 3531. See also, *National Shooting Sports Foundation, Inc. v. State of California* (2018) 5 Cal.5th 428, 430.)

Accordingly, the Owner must be granted an extension to comply with the Soft Story Ordinance until a reasonable time after the City's environmental and cultural review processes have concluded. An additional six months is needed to complete all necessary review processes before the Owner is eligible to obtain the necessary demolition permit.

Sincerely,

Edward J. Casey

EJC:kah

cc: Ken Bernstein, Principal City Planner
ken.bernstein@lacity.org

Melissa Jones, City Planner
melissa.jones@lacity.org

Lambert Giessinger, Senior Architect
lamber.giessinger@lacity.org

Veronica Lopez, LADBS Board of Building and Safety Board Secretary
Veronica.lopez@lacity.org

Hector Buitrago, LADBS Special Projects Manager
Hector.buitrago@lacity.org

Faruk Sezer, LADBS Assistant Director, Government & Community Relations Division
Faruk.sezer@lacity.org

Jeff Khau, Planning Deputy, Office of Councilwoman Traci Park, District 11
Jeff.khau@lacity.org

ATTACHMENT A

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 B

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

JACOB STEVENS
VICE PRESIDENT

CORISSA HERNANDEZ
MOISES ROSALES
NANCY YAP

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MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

May 9, 2024

The Honorable Cultural Heritage Commission
Department of City Planning
Office of Historic Resources
200 North Spring Street
Room 525
Los Angeles, CA 90012

Re: Demolition Permit Application for The Barry Building, located at 11973 West San Vicente Boulevard, Los Angeles Historic Cultural Monument No. 887

Dear Honorable Commissioners:

Under Los Angeles Municipal Code (LAMC) Section 91.106.4.5, the Los Angeles Department of Building and Safety (LADBS) has the responsibility for the issuance of demolition permits for officially designated buildings or structures like the property referenced above.

LAMC Section 91.106.4.5 provides as follows:

> 91.106.4.5. Permits for Historical and Cultural Buildings. The department shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of historic cultural monuments, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the California Environmental Quality Act Initial Study and Check List, as specified in Section 19.05 of the Los Angeles Municipal Code. If the Initial Study and Check List identifies the historical or cultural asset as significant, the

permit shall not be issued without the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure.

Pursuant to this Section, the applicant paid for the preparation of an Environmental Impact Report (EIR). The Department of City Planning prepared an EIR and transmitted it to LADBS on March 21, 2024 with a recommendation that LADBS certify the EIR as adequate and complete. The EIR concluded that issuance of the demolition permit will result in significant unavoidable adverse impacts due to the loss of a historic resource.

The EIR must be certified before LADBS may issue a demolition permit. Additionally, before LADBS may issue a demolition permit, LADBS will need to adopt a statement of overriding considerations setting forth the specific reasons why the City finds that the project's benefits rendered acceptable its unavoidable adverse environmental effects because the significant unavoidable adverse impacts of demolition cannot be avoided or substantially lessened either through the adoption of feasible mitigation measures or feasible environmentally superior alternatives.

To assist LADBS in determining whether to certify the EIR and/or adopt a statement of overriding considerations, LADBS requests the Cultural Heritage Commission, the City's expert on historic resources, to provide a recommendation to LADBS on whether to take these actions including what the Commission believes may be substantial evidence in the record that should be considered in the preparation of a statement of overriding considerations if necessary.

LADBS requests the Commission hold a hearing for review and comment on the EIR and justification for the issuance of a statement of overriding considerations.

For any inquiries related to this letter, please contact Faruk Sezer, Assistant Director for the Government and Community Relations Division via email at Faruk.Sezer@lacity.org.

Faruk Sezer

FARUK SEZER, P.E.
Assistant Director
Government and Community Relations

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 2020...

clkesq@outlook.com Corin L. Kahn Monday, May 13, 2024 at 1:39:22 PM Pacific Daylight Time
To: Mindy.Nguyen@lacity.org Mindy Nguyen, ziggykruse2005@yahoo.com Ziggy Kruse
Cc: councilmember.park@lacity.org Councilmember Park, jeff.khau@lacity.org Jeff Khau, chc@lacity.org Planning CHC, veronica.lopez@lacity.org Veronica Lopez

Hello Mindy and Veronica: do we have any update on the demolition permit regarding the Barry Building? I thank you in advance for a prompt reply.

--

Corin L. Kahn, Esq.

401 Wilshire Blvd

12th Floor

Santa Monica, CA | 90401

Office: 424-252-4714

Email: clkesq@outlook.com

From: Mindy Nguyen <Mindy.Nguyen@lacity.org>
Sent: Tuesday, March 5, 2024 2:24 PM
To: Ziggy Kruse <ziggykruse2005@yahoo.com>
Cc: Councilmember Park <councilmember.park@lacity.org>; Jeff Khau <jeff.khau@lacity.org>; Planning CHC <chc@lacity.org>; Veronica Lopez <veronica.lopez@lacity.org>; Esq. Coryn Kahn <clkesq@outlook.com>
Subject: 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 2020...

Hi Ziggy,

Confirming receipt.

Thank you.

On Tue, Mar 5, 2024 at 2:20 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Dear Ms. Nguyen:

Please add the attached document to Case No. ***ENV-2019-6645- EIR;*** SCH 2020110264; 11973 San Vicente Blvd; Los Angeles, CA 90049.

Please confirm receipt of this email and the attachment. Thank you.

(Submitted on behalf for Mr. Corin Khan / The Blue Family)

--

Image removed by sender.

Mindy Nguyen

Pronouns: She, Hers, Her

Senior City Planner | Major Projects
Los Angeles City Planning
221 North Figueroa Street, Suite 1350

Los Angeles, CA 90012

T: (213) 833-8093 | Planning4LA.org

Attachments:

~WRD0000.jpg 823

---

veronica.lopez@lacity.org Veronica Lopez Monday, May 13, 2024 at 3:09:14 PM Pacific Daylight Time
To: faruk.sezer@lacity.org Faruk Sezer

Hi Faruk,

The attorney representing those in support of the preservation of the Barry Building is asking for an update on the Departments' processing of the EIR and demo permit. Refer to the attached letter and his email below.

Please advise on how to respond.

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

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Subject: 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 2020...
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Attachments:

~WRD0000.jpg 823

Letter from Corin L. Kahn Attorney.pdf 366k

---

faruk.sezer@lacity.org Faruk Sezer Tuesday, May 14, 2024 at 12:44:23 PM Pacific Daylight Time
To: veronica.lopez@lacity.org Veronica Lopez

Hi Veronica,
Thanks for letting me know. As you know we are still waiting for Cultural Historic Commission recommendations. Do you want to respond to the applicant or do you want me to email them?
I will also share this with the planning and CA group that was part of the email chain.

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
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Los Angeles, CA 90012

T: (213) 833-8093 | Planning4LA.org

Attachments:

~WRD0000.jpg 823

veronica.lopez@lacity.org Veronica Lopez Tuesday, May 14, 2024 at 12:52:21 PM Pacific Daylight Time

To: faruk.sezer@lacity.org Faruk Sezer

Hi Faruk,

Could you kindly respond?

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

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On Tue, May 14, 2024 at 12:45 PM Faruk Sezer <faruk.sezer@lacity.org> wrote:

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> Building Civil Engineer
> Government and Community Relations
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Los Angeles, CA 90012

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Attachments:

~WRD0000.jpg 823

Mindy.Nguyen@lacity.org Mindy Nguyen Tuesday, May 14, 2024 at 1:57:39 PM Pacific Daylight Time
To: clkesq@outlook.com Corin L. Kahn
Cc: ziggykruse2005@yahoo.com Ziggy Kruse, councilmember.park@lacity.org Councilmember Park, jeff.khau@lacity.org Jeff Khau, chc@lacity.org Planning CHC, veronica.lopez@lacity.org Veronica Lopez, milena.zasadzien@lacity.org Milena Zasadzien

Hi Corin,

I understand that Faruk Sezer from LADBS has already responded to you regarding the status of this project. Let me know if you have any further questions.

Regards,

On Mon, May 13, 2024 at 1:39 PM Corin L. Kahn <clkesq@outlook.com> wrote:

> Hello Mindy and Veronica: do we have any update on the demolition permit regarding the Barry Building? I thank you in advance for a prompt reply.

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Santa Monica, CA | 90401

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--

LOS ANGELES CITY PLANNING

Mindy Nguyen
Pronouns: She, Hers, Her
Senior City Planner | Major Projects
Los Angeles City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
T: (213) 833-8093 | Planning4LA.org
E-NEWS

Attachments:

~WRD0000.jpg 823

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clkesq@outlook.com Corin L. Kahn Tuesday, May 14, 2024 at 2:15:08 PM Pacific Daylight Time
To: Mindy.Nguyen@lacity.org Mindy Nguyen
Cc: ziggykruse2005@yahoo.com Ziggy Kruse, councilmember.park@lacity.org Councilmember Park, jeff.khau@lacity.org Jeff Khau, chc@lacity.org Planning CHC, veronica.lopez@lacity.org Veronica Lopez, milena.zasadzien@lacity.org Milena Zasadzien

Kindly re-send, I have not seen that response

--

Corin L. Kahn, Esq.

401 Wilshire Blvd

12th Floor

Santa Monica, CA | 90401

Office: 424-252-4714

Email: clkesq@outlook.com

From: Mindy Nguyen <Mindy.Nguyen@lacity.org>
Sent: Tuesday, May 14, 2024 1:58 PM
To: Corin L. Kahn <clkesq@outlook.com>
Cc: Ziggy Kruse <ziggykruse2005@yahoo.com>; Councilmember Park <councilmember.park@lacity.org>; Jeff Khau <jeff.khau@lacity.org>; Planning CHC <chc@lacity.org>; Veronica Lopez <veronica.lopez@lacity.org>; Milena Zasadzien <milena.zasadzien@lacity.org>
Subject: 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 2020...

Hi Corin,

I understand that Faruk Sezer from LADBS has already responded to you regarding the status of this project. Let me know if you have any further questions.

Regards,

On Mon, May 13, 2024 at 1:39 PM Corin L. Kahn <clkesq@outlook.com> wrote:

> Hello Mindy and Veronica: do we have any update on the demolition permit regarding the Barry Building? I thank you in advance for a prompt reply.
>
> --
>
> **Corin L. Kahn, Esq.**
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> 401 Wilshire Blvd
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> 12th Floor
>
> Santa Monica, CA | 90401
>
> Office: 424-252-4714
>
> Email: clkesq@outlook.com
>
> ---
>
> **From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>
> **Sent:** Tuesday, March 5, 2024 2:24 PM
> **To:** Ziggy Kruse <ziggykruse2005@yahoo.com>
> **Cc:** Councilmember Park <councilmember.park@lacity.org>; Jeff Khau <jeff.khau@lacity.org>; Planning CHC <chc@lacity.org>; Veronica Lopez <veronica.lopez@lacity.org>; Esq. Coryn Kahn <clkesq@outlook.com>
> **Subject:** 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 2020...

Hi Ziggy,

Confirming receipt.

Thank you.

On Tue, Mar 5, 2024 at 2:20 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Dear Ms. Nguyen:
>
> Please add the attached document to Case No. ***ENV-2019-6645- EIR;*** SCH 2020110264; 11973 San Vicente Blvd; Los Angeles, CA 90049.
>
> Please confirm receipt of this email and the attachment. Thank you.
>
> **(Submitted on behalf for Mr. Corin Khan / The Blue Family)**

--

Image removed by sender.

Mindy Nguyen

Pronouns: She, Hers, Her

Senior City Planner | Major Projects
Los Angeles City Planning
221 North Figueroa Street, Suite 1350

Los Angeles, CA 90012

T: (213) 833-8093 | Planning4LA.org

--

Image removed by sender.

Mindy Nguyen

Pronouns: She, Hers, Her

Senior City Planner | Major Projects
Los Angeles City Planning
221 North Figueroa Street, Suite 1350

Los Angeles, CA 90012

T: (213) 833-8093 | Planning4LA.org

Attachments:

image001.jpg 823

---

ziggykruse2005@yahoo.com Ziggy Kruse Tuesday, May 14, 2024 at 4:45:10 PM Pacific Daylight Time
To: ziggykruse2005@yahoo.com Ziggy Kruse
To: faruk.sezer@lacity.org Faruk Sezer
Cc: councilmember.park@lacity.org Councilmember Park, jeff.khau@lacity.org Jeff Khau, chc@lacity.org Planning CHC, veronica.lopez@lacity.org Veronica Lopez, milena.zasadzien@lacity.org Milena Zasadzien, bob.blue@live.com Bob Blue, ziggykruse2005@yahoo.com Ziggy Kruse, clkesq@outlook.com Esq. Coryn Kahn, mindy.nguyen@lacity.org Mindy Nguyen

Good Afternoon, Mr. Sezer:

Per the email below we kindly ask that you resend the information Ms. Nguyen said you provided to us regarding the Proposed Demolition of the Historic and Culturally Significant Barry Building Case No. ENV-2019-6645- EIR. The project is located at 11973 San Vicente Blvd, Los Angeles, CA 90049.

Please ensure that you include the following recipients:

Bob Blue: bob.blue@live.com
Ziggy Kruse Blue: ziggykruse2005@yahoo.com
Corin Kahn, Esq: clkesq@outlook.com

We thank you in advance for your assistance and we are looking forward to hearing back from you soon.

Sincerely,
Bob and Ziggy Blue
On Tuesday, May 14, 2024 at 01:58:16 PM PDT, Mindy Nguyen <mindy.nguyen@lacity.org> wrote:

Hi Corin,

I understand that Faruk Sezer from LADBS has already responded to you regarding the status of this project. Let me know if you have any further questions.

Regards,

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> --
>
> **Corin L. Kahn, Esq.**
>
> 401 Wilshire Blvd
>
> 12th Floor
>
> Santa Monica, CA | 90401
>
> Office: 424-252-4714

Email: clkesq@outlook.com

From: Mindy Nguyen <Mindy.Nguyen@lacity.org>
Sent: Tuesday, March 5, 2024 2:24 PM
To: Ziggy Kruse <ziggykruse2005@yahoo.com>
Cc: Councilmember Park <councilmember.park@lacity.org>; Jeff Khau <jeff.khau@lacity.org>; Planning CHC <chc@lacity.org>; Veronica Lopez <veronica.lopez@lacity.org>; Esq. Coryn Kahn <clkesq@outlook.com>
Subject: 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 2020...

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>
> **(Submitted on behalf for Mr. Corin Khan / The Blue Family)**

--

Image removed by sender.

Mindy Nguyen

Pronouns: She, Hers, Her

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--

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Los Angeles, CA 90012
T: (213) 833-8093 | Planning4LA.org
E-NEWS

Attachments:

~WRD0000.jpg 823

Mindy.Nguyen@lacity.org Mindy Nguyen Tuesday, May 14, 2024 at 5:04:30 PM Pacific Daylight Time
To: ziggykruse2005@yahoo.com Ziggy Kruse
Cc: faruk.sezer@lacity.org Faruk Sezer, councilmember.park@lacity.org Councilmember Park, jeff.khau@lacity.org Jeff Khau, chc@lacity.org Planning CHC, veronica.lopez@lacity.org Veronica Lopez, milena.zasadzien@lacity.org Milena Zasadzien, bob.blue@live.com Bob Blue, clkesq@outlook.com Esq. Coryn Kahn

Hi Ziggy,

Apologies. City Planning has transmitted the EIR to LADBS, who has been actively working with the City Attorneys and the Cultural Heritage Commission on this matter. If Faruk has not already responded, then his response should be forthcoming to state as such.

Regards,

On Tue, May 14, 2024 at 4:45 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Good Afternoon, Mr. Sezer:
>
> Per the email below we kindly ask that you resend the information Ms. Nguyen said you provided to us regarding the Proposed Demolition of the Historic and Culturally Significant Barry Building Case No. ENV-2019-6645- EIR. The project is located at 11973 San Vicente Blvd, Los Angeles, CA 90049.
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> Please ensure that you include the following recipients:
>
> Bob Blue: bob.blue@live.com
> Ziggy Kruse Blue: ziggykruse2005@yahoo.com
> Corin Kahn, Esq: clkesq@outlook.com
>
> We thank you in advance for your assistance and we are looking forward to hearing back from you soon.
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> Sincerely,
> Bob and Ziggy Blue
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Corin L. Kahn, Esq.

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12th Floor

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Office: 424-252-4714

Email: clkesq@outlook.com

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Sent: Tuesday, March 5, 2024 2:24 PM
To: Ziggy Kruse <ziggykruse2005@yahoo.com>
Cc: Councilmember Park <councilmember.park@lacity.org>; Jeff Khau <jeff.khau@lacity.org>; Planning CHC <chc@lacity.org>; Veronica Lopez <veronica.lopez@lacity.org>; Esq. Coryn Kahn <clkesq@outlook.com>
Subject: 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 2020...

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--

Image removed by sender.

Mindy Nguyen

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E-NEWS

Attachments:

~WRD0000.jpg 823

faruk.sezer@lacity.org Faruk Sezer Thursday, May 16, 2024 at 8:02:57 AM Pacific Daylight Time
To: ziggykruse2005@yahoo.com Ziggy Kruse
Cc: councilmember.park@lacity.org Councilmember Park, jeff.khau@lacity.org Jeff Khau, chc@lacity.org Planning CHC, veronica.lopez@lacity.org Veronica Lopez, milena.zasadzien@lacity.org Milena Zasadzien, bob.blue@live.com Bob Blue, clkesq@outlook.com Esq. Coryn Kahn, mindy.nguyen@lacity.org Mindy Nguyen

HI Ziggy,
As Mindy mentioned, we are collaborating with City Planning staff, City Attorneys, and the Cultural Heritage Commission on this matter. Additionally, staff from Council District 11 are being kept informed at every step.
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 Tue, May 14, 2024 at 4:45 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

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>
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>
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> Ziggy Kruse Blue: ziggykruse2005@yahoo.com
> Corin Kahn, Esq: clkesq@outlook.com
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>
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> On Mon, May 13, 2024 at 1:39 PM Corin L. Kahn <clkesq@outlook.com> wrote:
>
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> >
> > --
> >
> > **Corin L. Kahn, Esq.**
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> > 401 Wilshire Blvd
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> > 12th Floor
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> > Santa Monica, CA | 90401
> >
> > Office: 424-252-4714
> >
> > Email: clkesq@outlook.com

From: Mindy Nguyen <Mindy.Nguyen@lacity.org>
Sent: Tuesday, March 5, 2024 2:24 PM
To: Ziggy Kruse <ziggykruse2005@yahoo.com>
Cc: Councilmember Park <councilmember.park@lacity.org>; Jeff Khau <jeff.khau@lacity.org>; Planning CHC <chc@lacity.org>; Veronica Lopez <veronica.lopez@lacity.org>; Esq. Coryn Kahn <clkesq@outlook.com>
Subject: 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 2020...

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> Dear Ms. Nguyen:
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> **(Submitted on behalf for Mr. Corin Khan / The Blue Family)**

--

Image removed by sender.

Mindy Nguyen

Pronouns: She, Hers, Her

Senior City Planner | Major Projects
Los Angeles City Planning
221 North Figueroa Street, Suite 1350

Los Angeles, CA 90012

T: (213) 833-8093 | Planning4LA.org



--

LOS ANGELES CITY PLANNING

Mindy Nguyen
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221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
T: (213) 833-8093 | Planning4LA.org
E-NEWS

Attachments:

~WRD0000.jpg 823

CORIN L. KAHN

ATTORNEY AT LAW
401 WILSHIRE BOULEVARD, TWELVTH FLOOR
SANTA MONICA, CALIFORNIA 90401

TELEPHONE
(424) 252-4714

WRITER'S E-MAIL:
CLKESQ@OUTLOOK.COM

OUR FILE NUMBER:

October 9, 2023

Via Email Only
Los Angeles Department of Building and Safety
And Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
(213) 978-1241
Veronica.lopez@lacity.org
James.harris@lacity.org

Re: REQUEST FOR PRIOR NOTIFICATION OF ANY ANTICIPATED ACTION AND SUBSEQUENT NOTICE OF ANY ACTION TAKEN IN CONNECTION WITH Case No. ENV-2019-6645- EIR, A PROPOSED DEMOLITION OF THE HISTORIC AND CULTURALLY SIGNIFICANT BARRY BUILDING Located at 11973 San Vicente Blvd

Dear staff of both Los Angeles Department of Building and Safety and the Department of City Planning:

This firm represents members of the community, including both neighbors and citizens committed to the preservation within the City of Los Angeles of the rich opportunities for the betterment of the community, including in this instance the preservation of the Barry Building which the City of Los Angeles wisely designated as both historically and culturally significant.[1]

Regarding the recent transmittal of a Final Environmental Impact Report ("FEIR") from City Planning to the Department of Building and Safety in the above-entitled case (on or about September 26, 2023), my clients wish to participate in the process of City's review and consideration of the adequacy of the FEIR under the California Environmental Quality Act (*Public Resources Code* Section 21000 et. seq., "CEQA"). Specifically, we will be providing the City with rebuttal comments to the Response to Comments section of the FEIR and if necessary make a timely challenge to City's process of review and also if necessary any approval of the FEIR and/or the associated demolition permit.

[1] Also the subject property is located in front of a median with Coral Trees on San Vicente Boulevard, a landscape feature designated as **Historic-Cultural Monument #148**.

We have been in correspondence with the staffs of both Los Angeles Department of Building and Safety and the Department of City Planning, including the Office of Historic Resources and the Cultural Heritage Commission in order to protect the exercise of the public's right to fully participate in those two considerations. We have gathered from both staffs that there is a present effort between these City departments to work out a process by which to proceed with processing the FEIR and the demolition permit.

The immediate problem we wish to bring to your attention arises out of uncertainties regarding how the City will proceed and therefore we wish to make it clear that the public seeks timely notice of scheduled actions in advance of their occurrence and prompt notice of the taking of any action. These requests for notice are to allow the public a meaningful opportunity to participate in the decision making itself and subsequently to consider an appeal of any action taken.

Very truly yours,

Corin L. Kahn

cc: Hon. Councilmember Traci Park, Councilmember 11th District
Hon. Chair of the City of Los Angeles Historic Preservation Commission
Ken Bernstein, Office of Historic Preservation
James Harris, City Planning
Veronica Lopez, Board of Building and Safety Commission
Clients

Barry Building - next steps

faruk.sezer@lacity.org Faruk Sezer Thursday, May 9, 2024 at 1:54:51 PM Pacific Daylight Time
To: hector.buitrago@lacity.org Hector Buitrago, kathryn.phelan@lacity.org Kathryn Phelan, ken.bernstein@lacity.org Ken Bernstein, kenneth.fong@lacity.org Kenneth Fong, lambert.giessinger@lacity.org Lambert Giessinger, lucy.atwood@lacity.org Lucy Atwood, melissa.alofaituli@lacity.org Melissa Alofaituli, melissa.jones@lacity.org Melissa Jones, milena.zasadzien@lacity.org Milena Zasadzien, mindy.nguyen@lacity.org Mindy Nguyen, veronica.lopez@lacity.org Veronica Lopez

Hi Everyone,
As you may be aware, Frank Lara has retired, and I am now assisting the Government Community Relations (GCR) group. I would like to thank everyone for their help in resolving this issue. Now that the recommended letter is complete, could you please advise whom I should send it to for the Cultural Heritage Commission?
Also, I would like to schedule another meeting early next week, if possible, to discuss the next steps and gain further clarity on some issues. are you available next Tuesday morning?
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

---

lambert.giessinger@lacity.org Lambert Giessinger Thursday, May 9, 2024 at 1:59:08 PM Pacific Daylight Time
To: faruk.sezer@lacity.org Faruk Sezer
Cc: hector.buitrago@lacity.org Hector Buitrago, kathryn.phelan@lacity.org Kathryn Phelan, ken.bernstein@lacity.org Ken Bernstein, kenneth.fong@lacity.org Kenneth Fong, lucy.atwood@lacity.org Lucy Atwood, melissa.jones@lacity.org Melissa Jones, milena.zasadzien@lacity.org Milena Zasadzien, mindy.nguyen@lacity.org Mindy Nguyen, veronica.lopez@lacity.org Veronica Lopez

Hi Faruk,

Please send the letter to me. Thank you.

Lambert

LOS ANGELES CITY PLANNING
Lambert Giessinger
Senior Architect | Office of Historic Resources
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
T: (213) 847-3648| Planning4LA.org

On Thu, May 9, 2024 at 1:55 PM Faruk Sezer <faruk.sezer@lacity.org> wrote:
> Hi Everyone,
> As you may be aware, Frank Lara has retired, and I am now assisting the Government Community Relations (GCR) group. I would like to thank everyone for their help in resolving this issue. Now that the recommended letter is complete, could you please advise whom I should send it to for the Cultural Heritage Commission?
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---

faruk.sezer@lacity.org Faruk Sezer Thursday, May 9, 2024 at 3:53:15 PM Pacific Daylight Time
To: lambert.giessinger@lacity.org Lambert Giessinger
Cc: hector.buitrago@lacity.org Hector Buitrago, kathryn.phelan@lacity.org Kathryn Phelan, ken.bernstein@lacity.org Ken Bernstein, kenneth.fong@lacity.org Kenneth Fong, lucy.atwood@lacity.org Lucy Atwood, melissa.jones@lacity.org Melissa Jones, milena.zasadzien@lacity.org Milena Zasadzien, mindy.nguyen@lacity.org Mindy Nguyen, veronica.lopez@lacity.org Veronica Lopez

Hi Lambert,
Please see the attached signed letter. As mentioned in my earlier email, I would like to schedule another meeting early next week to discuss the next steps and address some outstanding issues. Are you available next Tuesday morning?
Thank you.

***I will be out of office on every other MONDAY;
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Faruk Sezer, MS, PE, CASp, I.C.C
Building Civil Engineer
Government and Community Relations
Los Angeles Department of Building and Safety
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On Thu, May 9, 2024 at 1:59 PM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:
> Hi Faruk,
>
> Please send the letter to me. Thank you.
>
> Lambert
>
> **Lambert Giessinger**
> Senior Architect | Office of Historic Resources
> Los Angeles City Planning
> 221 N. Figueroa St., Suite 1350
> Los Angeles, CA 90012
> T: (213) 847-3648| Planning4LA.org
>
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Attachments:

LADBS letter to HCC.5.9.2024.pdf 190k

---

faruk.sezer@lacity.org Faruk Sezer Thursday, May 9, 2024 at 4:01:31 PM Pacific Daylight Time
To: lambert.giessinger@lacity.org Lambert Giessinger
Cc: hector.buitrago@lacity.org Hector Buitrago, kathryn.phelan@lacity.org Kathryn Phelan, ken.bernstein@lacity.org Ken Bernstein, kenneth.fong@lacity.org Kenneth Fong, lucy.atwood@lacity.org Lucy Atwood, melissa.jones@lacity.org Melissa Jones, milena.zasadzien@lacity.org Milena Zasadzien, mindy.nguyen@lacity.org Mindy Nguyen, veronica.lopez@lacity.org Veronica Lopez

Hi Lambert,
I am also including the permit application and Clearance summary worksheet attached.

Thank you.

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Faruk Sezer, MS, PE, CASp, I.C.C
Building Civil Engineer
Government and Community Relations
Los Angeles Department of Building and Safety
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Attachments:

demo permit for 11973 - 11975 W San Vicente Blvd.pdf 103k

Clearance summary work sheet 11973 - 11975 W San Vicente Blvd.pdf 105k

---

lambert.giessinger@lacity.org Lambert Giessinger Thursday, May 9, 2024 at 4:50:36 PM Pacific Daylight Time

To: faruk.sezer@lacity.org Faruk Sezer
Cc: hector.buitrago@lacity.org Hector Buitrago, kathryn.phelan@lacity.org Kathryn Phelan, ken.bernstein@lacity.org Ken Bernstein, kenneth.fong@lacity.org Kenneth Fong, lucy.atwood@lacity.org Lucy Atwood, melissa.jones@lacity.org Melissa Jones, milena.zasadzien@lacity.org Milena Zasadzien, mindy.nguyen@lacity.org Mindy Nguyen, veronica.lopez@lacity.org Veronica Lopez

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milena.zasadzien@lacity.org Milena Zasadzien Thursday, May 9, 2024 at 6:18:08 PM Pacific Daylight Time
To: lambert.giessinger@lacity.org Lambert Giessinger
Cc: faruk.sezer@lacity.org Faruk Sezer, hector.buitrago@lacity.org Hector Buitrago, kathryn.phelan@lacity.org Kathryn Phelan, ken.bernstein@lacity.org Ken Bernstein, kenneth.fong@lacity.org Kenneth Fong, lucy.atwood@lacity.org Lucy Atwood, melissa.jones@lacity.org Melissa Jones, mindy.nguyen@lacity.org Mindy Nguyen, veronica.lopez@lacity.org Veronica Lopez

Hi Faruk, Mindy or Mindy from Planning on the EIR side can attend 5/28 after 3pm as well.

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Principal City Planner, Major Projects
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milena.zasadzien@lacity.org
T: 213.847.3636 | Planning4LA.org
E-NEWS

---

faruk.sezer@lacity.org Faruk Sezer Tuesday, May 14, 2024 at 8:17:31 AM Pacific Daylight Time
To: lambert.giessinger@lacity.org Lambert Giessinger
Cc: hector.buitrago@lacity.org Hector Buitrago, kathryn.phelan@lacity.org Kathryn Phelan, ken.bernstein@lacity.org Ken Bernstein, kenneth.fong@lacity.org Kenneth Fong, lucy.atwood@lacity.org Lucy Atwood, melissa.jones@lacity.org Melissa Jones, milena.zasadzien@lacity.org Milena Zasadzien, mindy.nguyen@lacity.org Mindy Nguyen, veronica.lopez@lacity.org Veronica Lopez

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lambert.giessinger@lacity.org Lambert Giessinger Tuesday, May 14, 2024 at 9:24:20 AM Pacific Daylight Time

To: faruk.sezer@lacity.org Faruk Sezer
Cc: hector.buitrago@lacity.org Hector Buitrago, kathryn.phelan@lacity.org Kathryn Phelan, ken.bernstein@lacity.org Ken Bernstein, kenneth.fong@lacity.org Kenneth Fong, lucy.atwood@lacity.org Lucy Atwood, melissa.jones@lacity.org Melissa Jones, milena.zasadzien@lacity.org Milena Zasadzien, mindy.nguyen@lacity.org Mindy Nguyen, veronica.lopez@lacity.org Veronica Lopez

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Cc: hector.buitrago@lacity.org Hector Buitrago, kathryn.phelan@lacity.org Kathryn Phelan, ken.bernstein@lacity.org Ken Bernstein, kenneth.fong@lacity.org Kenneth Fong, lucy.atwood@lacity.org Lucy Atwood, melissa.jones@lacity.org Melissa Jones, milena.zasadzien@lacity.org Milena Zasadzien, mindy.nguyen@lacity.org Mindy Nguyen, veronica.lopez@lacity.org Veronica Lopez

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faruk.sezer@lacity.org Faruk Sezer Tuesday, May 14, 2024 at 12:50:02 PM Pacific Daylight Time
To: lambert.giessinger@lacity.org Lambert Giessinger
Cc: hector.buitrago@lacity.org Hector Buitrago, kathryn.phelan@lacity.org Kathryn Phelan, ken.bernstein@lacity.org Ken Bernstein, kenneth.fong@lacity.org Kenneth Fong, lucy.atwood@lacity.org Lucy Atwood, melissa.jones@lacity.org Melissa Jones, milena.zasadzien@lacity.org Milena Zasadzien, mindy.nguyen@lacity.org Mindy Nguyen, veronica.lopez@lacity.org Veronica Lopez

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Attachments:

Letter from Corin L. Kahn Attorney.pdf 366k

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To: lambert.giessinger@lacity.org Lambert Giessinger
Cc: hector.buitrago@lacity.org Hector Buitrago, kathryn.phelan@lacity.org Kathryn Phelan, ken.bernstein@lacity.org Ken Bernstein, kenneth.fong@lacity.org Kenneth Fong, lucy.atwood@lacity.org Lucy Atwood, melissa.jones@lacity.org Melissa Jones, milena.zasadzien@lacity.org Milena Zasadzien, mindy.nguyen@lacity.org Mindy Nguyen, veronica.lopez@lacity.org Veronica Lopez

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Government and Community Relations
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****

faruk.sezer@lacity.org Faruk Sezer Friday, May 24, 2024 at 7:51:13 AM Pacific Daylight Time
To: lucy.atwood@lacity.org Lucy Atwood
Cc: lambert.giessinger@lacity.org Lambert Giessinger, hector.buitrago@lacity.org Hector Buitrago, kathryn.phelan@lacity.org Kathryn Phelan, ken.bernstein@lacity.org Ken Bernstein, kenneth.fong@lacity.org Kenneth Fong, melissa.jones@lacity.org Melissa Jones, milena.zasadzien@lacity.org Milena Zasadzien, mindy.nguyen@lacity.org Mindy Nguyen, veronica.lopez@lacity.org Veronica Lopez

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On Thu, May 23, 2024 at 3:57 PM Lucy Atwood <lucy.atwood@lacity.org> wrote:

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KAREN BASS
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

May 9, 2024

The Honorable Cultural Heritage Commission
Department of City Planning
Office of Historic Resources
200 North Spring Street
Room 525
Los Angeles, CA 90012

Re: Demolition Permit Application for The Barry Building, located at 11973 West San Vicente Boulevard, Los Angeles Historic Cultural Monument No. 887

Dear Honorable Commissioners:

Under Los Angeles Municipal Code (LAMC) Section 91.106.4.5, the Los Angeles Department of Building and Safety (LADBS) has the responsibility for the issuance of demolition permits for officially designated buildings or structures like the property referenced above.

LAMC Section 91.106.4.5 provides as follows:

> 91.106.4.5. Permits for Historical and Cultural Buildings. The department shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of historic cultural monuments, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the California Environmental Quality Act Initial Study and Check List, as specified in Section 19.05 of the Los Angeles Municipal Code. If the Initial Study and Check List identifies the historical or cultural asset as significant, the

permit shall not be issued without the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure.

Pursuant to this Section, the applicant paid for the preparation of an Environmental Impact Report (EIR). The Department of City Planning prepared an EIR and transmitted it to LADBS on March 21, 2024 with a recommendation that LADBS certify the EIR as adequate and complete. The EIR concluded that issuance of the demolition permit will result in significant unavoidable adverse impacts due to the loss of a historic resource.

The EIR must be certified before LADBS may issue a demolition permit. Additionally, before LADBS may issue a demolition permit, LADBS will need to adopt a statement of overriding considerations setting forth the specific reasons why the City finds that the project's benefits rendered acceptable its unavoidable adverse environmental effects because the significant unavoidable adverse impacts of demolition cannot be avoided or substantially lessened either through the adoption of feasible mitigation measures or feasible environmentally superior alternatives.

To assist LADBS in determining whether to certify the EIR and/or adopt a statement of overriding considerations, LADBS requests the Cultural Heritage Commission, the City's expert on historic resources, to provide a recommendation to LADBS on whether to take these actions including what the Commission believes may be substantial evidence in the record that should be considered in the preparation of a statement of overriding considerations if necessary.

LADBS requests the Commission hold a hearing for review and comment on the EIR and justification for the issuance of a statement of overriding considerations.

For any inquiries related to this letter, please contact Faruk Sezer, Assistant Director for the Government and Community Relations Division via email at Faruk.Sezer@lacity.org.

Faruk Sezer

FARUK SEZER, P.E.
Assistant Director
Government and Community Relations

11973 - 11975 W San Vicente Blvd

Application #:
Plan Check #: B09LA03715
Event Code:

09019 - 10000 - 00720
Printed: 05/09/24 03:58 PM

Bldg-Demolition
Commercial
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE

Last Status: Corrections Issued
Status Date: 04/22/2009

1. TRACT	BLOCK	LOT(S)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WESTGATE ACRES		51	1	M B 7-90/91	129B145 87	4404 - 025 - 008

3. PARCEL INFORMATION

LADBS Branch Office - WLA
Council District - 11
Census Tract - 2640.00
District Map - 129B145
Energy Zone - 6
Fire District - 2
Hillside Grading Area - YES
Lot Cut Date - 10/15/1948
Lot Cut Date - PRIOR-07/29/1962
Thomas Brothers Map Grid - 631-G4
Area Planning Commission - West Los Angeles
Community Plan Area - Brentwood - Pacific Palisades
Near Source Zone Distance - 0

ZONES(S): C4-1VL

4. DOCUMENTS

ZI - ZI-1802 Hillside Grading Ordinance Exer
SPA - San Vicente Scenic Corridor
SPA - West LA Transportation Improvement ε
ORD - ORD-146541
ORD - ORD-157559-SA14A
ORD - ORD-173381
HCM - LA-887
CPC - CPC-1993-359-DRB
CPC - CPC-1994-308-DRS
CPC - CPC-2005-8252-CA
CPC - CPC-24817
CPC - CPC-24818-HD
CPC - CPC-25504
CPC - CPC-28385
CPC - CPC-29649

5. CHECKLIST ITEMS

Sewer Cap - Permit Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
MUNGER, CHARLES T AND NANCY B — 0 PO BOX 55007 — LOS ANGELES CA 90055

Tenant:

Applicant: (Relationship: Contractor)
- KIBO GROUP, INC. — 256 26TH STREET SUITE 201 — SANTA MONICA, CA 90402 — (310) 393-6005

7. EXISTING USE **PROPOSED USE**

8. DESCRIPTION OF WORK

DEMOLITION OF EXISTING 2 STORY COMMERCIAL BUILDING. PROTECTION FENCE REQUIRED. SEE COMMENT

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Armen Jivalagian
DAS PC By:
OK for Cashier:
Coord. OK:
Signature:
Date:

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**, or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 91900720**

11. PROJECT VALUATION & FEE INFORMATION **Final** Fee Period

Permit Valuation: $53,204 PC Valuation:

FINAL TOTAL Bldg-Demolition	597.47
Permit Fee Subtotal Bldg-Demolition	492.00
Plan Check Subtotal Bldg-Demolition	0.00
Plan Maintenance	10.00
E.Q. Instrumentation	11.17
D.S.C. Surcharge	15.39
Sys. Surcharge	30.79
Planning Surcharge	30.12
Planning Surcharge Misc Fee	5.00
CA Bldg Std Commission Surcharge	3.00
Permit Issuing Fee	0.00

Sewer Cap ID:
Total Bond(s) Due:

Payment Date:
Receipt No:
Amount:
Method:

12. ATTACHMENTS

Plot Plan

08001090191000000720FN

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

09019 - 10000 - 00720

(P) Floor Area (ZC): Sqft

(P) B Occ. Group: Sqft

14. APPLICATION COMMENTS:

Historic building document C of O of the building

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) KIBO GROUP INC	256 26TH STREET STE 201,	SANTA MONICA, CA 90402	B	729345	(310) 393-6005

11973 - 11975 W San Vicente Blvd Permit Application #: **09019 - 10000 - 00720**

Bldg-Demolition	City of Los Angeles - Department of Building and Safety	Plan Check #: B09LA03715
Commercial	**09019 - 10000 - 00720**	Plans Filed in: METRO
Plan Check at Counter	**CLEARANCE SUMMARY WORKSHEET**	Printed On: 05/09/24 15:58:54

IMPORTANT: This summary documents the clearance(s) required prior to permit issuance. Most clearance(s) are granted electronically, however this form will also be completed so that in the event of a computer outage, there is evidence of the clearance action(s). Keep this form with all other documents necessary to obtain the permit.

INSTRUCTIONS

APPLICANT/REPRESENTATIVE: You are advised to initiate the approval process for the following permit application clearance(s) marked as "Not Cleared" as soon as possible, in order to allow adequate time to obtain the approvals. Certain departments (such as the Department of City Planning) may require additional plan review and approval process, which may include mandatory appeal periods. The address and phone number of the specific agency corresponding to the **"Address Code:"** shown for each clearance is indicated at the end of this form and it is recommended that you call before appearing in person. Remember to bring a copy of the permit application to the clearance agency for their reference. A "Cleared" condition requires no further action on your part.

CLEARANCE AGENCIES: For city agencies, perform electronic clearance action(s) using PCIS **and** complete this form. For non-city agencies or PCIS outages, complete this form.

Description of Work: DEMOLITION OF EXISTING 2 STORY COMMERCIAL BUILDING. PROTECTION FENCE REQUIRED. SEE COMMENT

Building & Safety Contact

Plan Check Office: METRO

PC Engineer: Armen Jivalagian

Status	Clearance Description and New Status
Not Cleared	**Agency:** City Planning Department **Description:** Historic Preservation Overlay Zone per 12.20.3F.2(a) **Address Code:** 2 Electronic Clearance ☐ By : AKASPAR Date: _____ Phone:_____ ☐Outage - Print Name/Initial:_____ Comments:
Not Cleared	**Agency:** City Planning Department **Description:** Addition/Alteration/Demolition to a Mills Act Historical Property Contract **Address Code:** 2 Electronic Clearance ☐ By : AKASPAR Date: _____ Phone:_____ ☐Outage - Print Name/Initial:_____ Comments:
Not Cleared	**Agency:** City Planning Department **Description:** CEQA review for Planning as lead agency **Address Code:** 2 Electronic Clearance ☐ By : AKASPAR Date: _____ Phone:_____ ☐Outage - Print Name/Initial:_____ Comments:

Not Cleared	**Agency:** **City Planning Department** **Address Code:** **2**	**Description:** Miscellaneous Approval for:DIR-2009-1066-DRB-SPP
	Electronic Clearance ☐ By : AKASPAR	Date: _____ Phone:_____ ☐Outage - Print Name/Initial:_____
	Comments:	

Not Cleared	**Agency:** **City Planning Department** **Address Code:** **2**	**Description:** Miscellaneous Approval for:DEMOLITION OF A HISTORIC BUILDING
	Electronic Clearance ☐ By : AKASPAR	Date: _____ Phone:_____ ☐Outage - Print Name/Initial:_____
	Comments:	

Not Cleared	**Agency:** **City Planning Department** **Address Code:** **2**	**Description:** Approval for Specific Plan: San Vicente Scenic Corridor
	Electronic Clearance ☐ By : AKASPAR	Date: _____ Phone:_____ ☐Outage - Print Name/Initial:_____
	Comments:	

End of Clearance(s) for 09019 - 10000 - 00720. Refer to "ADDRESS CODES" sheet for clearance agency address/phone information.

CLEARANCE AGENCY "ADDRESS CODES"

(NOTE: Address Code 3 not in use at this time - Contact your plan check engineer for instructions)

Code	Agency Name	Agency Address	(Call First)
1	**Bureau of Engineering** **Central District** **Harbor District** **Valley District** **West Los Angeles District**	Customers can obtain clearances from the Bureau of Engineering multiple ways starting at the following link: https://eng.lacity.org/permits Available services include: 1. Online Customer Service Request (CSR) system 2. Online Virtual Counter (Web meeting without appointment) 3. Making a Virtual (Web meeting) Appointment 4. Making an In-Person Appointment 5. Applying for BOE Permits	
1	**Bureau of Engineering - Flood Zones** *Email or call for questions or to request appointment first	Flood Clearance Only - Appointment Required 1149 S. Broadway, 8th Floor Email: eng.nfip@lacity.org	(213) 485-4820 or Email
1	**Street Use Permits**	1149 S. Broadway, 3rd Floor	(213) 847-6000
2	**Department of City Planning - Development Services Centers:** Metro/Downtown, Van Nuys, West Los Angeles	For locations, hours, and additional contact information, visit https://planning.lacity.org/contact/locations-hours You may check the Online Application System (OAS) to see if you can submit a request electronically. https://planning.lacity.org/oa https://planning.lacity.org/oas	
	Department of City Planning - Specific Plans and Overlay Clearances: Redevelopment Plan Unit, Office of Historic Resources, including Historic Preservation Overlay Zones (HPOZ), Central Project Planning, West/Coastal & South Project Planning, and Valley Project Planning	Otherwise, for online services, including Virtual Counter and appointments, use your Angeleno Account to signup and sched appointments https://appointments.lacity.org/apptsys/Public/Account To submit a Clearance Summary Worksheet (CSW) for Planning Clearances, submit your request through the link https://planning.lacity.org/project-review/case-filings If plans need to be reviewed in conjunction with CSW, submit online application requests throug OAS	
	These services are by appointment onl Reference the Assignment List to conta the Planner for the relevant geography	https://planning.lacity.org/about/staff-directory	
	Or use the overlays page to find the relevant geography's page with documents and contact information https://planning.lacity.org/plans-policies/overlays		
4	**Building & Safety** **Figueroa Plaza:** 201 N. Figueroa Street (See **NOTE** at bottom right)	**Disabled Access** See DA corrections	Call plan checker
		Hold / ZI: See plan check engineer	Call plan checker
		Green Building	(213) 202-3400
5	**Fire Department** **Figueroa Plaza:** 201 N. Figueroa Street (See **NOTE** at bottom right)	**Construction Services Unit:** 201 N. Figueroa St., Rm. 300	(213) 482-6900
		Hydrants and Access Unit: 201 N. Figueroa St., Rm. 300	(213) 482-6543
		Van Nuys: 6262 Van Nuys Blvd., Rm. 251	(818) 374-5005
6	**Transportation Department** ZI 1729, 1870 = West Valley ZI 1448,1874,1887,2192 = WLA ZI 2351 = DOT @ CalTrans Building (All others = Fig. Plaza)	**Fig Plaza:** 201 N. Fig. St., 5th floor **(Only check payments accepted)**	(213) 482-7024
		West Valley: 6262 Van Nuys Blvd., #320	(818) 374-4699
		West L.A.: 7166 W. Manchester Ave.	(213) 485-1062
		CalTrans: 100 S. Main St., 9th Floor	(213) 972-8482

Code	Agency Name	Agency Address	(Call First)
		Bicycle Corrals in PROW: 100 S. Main St., 9th Floor	(213) 972-8481
7	**Los Angeles County Health Department** Admin HQ: 5050 Commerce Dr. Baldwin Park, (626) 430-5560	3530 Wilshire Blvd., 9th Floor, LA 90010 14500 Roscoe Blvd, 5th floor, Panorama City 6053 Bristol Pkwy., 2nd Floor, Culver City 122 W. 8th St., Rm 20-A, San Pedro	(213) 351-7895 (818) 672-2200 (310) 665-8483 (310) 665-8450
9	**Calif. Div. of Occupational Safety and Health** Appointment required - call first	320 W. 4th St., Rm. 850, LA 6150 Van Nuys Blvd., Rm. 405, Van Nuys	(213) 576-7451 (818) 901-5403
10	**South Coast Air Quality Management District (SCAQMD)**	21865 E. Copley Dr., Diamond Bar Hours: T - F, 7:30 am-5:00 pm	(800) 388-2121 ** **Call first** **
11	**Department of Conservation, Division of Oil and Gas**	5816 Corporate Ave., Rm. 200, Cypress	(714) 816-6847
12	**Cultural Affairs Department** 201 N. Figueroa St., 14th Floor, LA	City Property/Marques(Public Way), Arts Development Fees, and Mural Signs	(213) 202-5500
13	**Department of Water and Power, Real Estate Division**	221 N. Figueroa St., Suite 1600 *This process can take up to 4 months	(213) 367-0562
16	**Housing Department** Density bonus/parking incentive Demo/reduction of units/rooms Tenant Habitability Plan Accessible Housing Program AcHP	1200 W. 7th St., 1st Floor 1200 W. 7th St., 1st Floor 1200 W. 7th St., 1st Floor 201 N. Figueroa St., 2nd Floor Room 280 221 N. Figueroa St., 14th Floor Suite 1420	 (213) 808-8843 (213) 808-8537 (213) 482-7039 (213) 319-4347
17	**Metro. Transportation Authority (Metro)** *Call or email for questions *No in-person or by-phone clearance	Submit project information via the In-Take form at https://www.metro.net/devreview/ Email: Building.Permits@Metro.net	(213) 922-2785 or email
18	**Port of Los Angeles**	425 S. Palos Verdes St., San Pedro developmentpermits@portla.org	(310) 732-7662 or email
19	**Bureau of Sanitation** Email: san.iwmd@lacity.org	Industrial Waste Mgmt. Div.(Fats/Oils/Grease) 2714 Media Center Dr., Glassell Park	**Call for appt.** (323) 342-6118
	Email: san.swplancheck@lacity.org	Watershed Protection Div. (Stormwater/LID) 201 N. Figueroa St., 2nd Floor Room 280	 (213) 482-7066
20	**LA County Fire Department**	5825 Rickenbacker Rd., Commerce Hours: Monday - Thursday, 8:30 am-3:30 pm	(323) 890-4106 ** **Call First** **
21	**Los Angeles World Airport** Email: LAXPlanning@lawa.org	1 World Way Administration East, Room 218	(424) 646-5174 or Email
22	**Office of Finance**	**Fig. Plaza:** 201 N. Figueroa St., Room 280 **Van Nuys:** 6262 Van Nuys Blvd., Rm. 110 **West LA:** 1828 Sawtelle Blvd., Rm. 102 **City Hall:** 200 N. Spring St., Rm. 101	 (818) 374-6850 (310) 575-8888 (844) 663-4411
23	**Bureau of Street Services, Urban Forestry Division**	1149 S. Broadway, 4th Floor Los Angeles, CA 90015	(213) 847-3077

Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

aaron@afriat.com Aaron Green Thursday, April 11, 2024 at 5:35:09 PM Pacific Daylight Time
To: frank.lara@lacity.org 'Frank Lara'
Cc: veronica.lopez@lacity.org 'Veronica Lopez', hector.buitrago@lacity.org 'Hector Buitrago', faruk.sezer@lacity.org 'Faruk Sezer', Jeff.khau@lacity.org 'Jeff Khau', sean.silva@lacity.org, mike@afriat.com

Good afternoon Frank – I just heard the news that your time at the City is coming to an end very soon. Here's wishing you my sincere congratulations on your pending retirement.

I wanted to follow up on this matter again, which as you may be aware began back in 2019 when my client filed their demolition permit. The FEIR for this matter was published in September of 2023 (see attached) and for the past seven months my client has been waiting for the certification of this EIR so that we can take our next steps forward in the process.

At this time, the only thing that is pending from LADBS, based on the recommendation from Planning that the EIR be certified (see attached), is for LADBS to issue a simply one-page memo certifying the EIR. An example of what that might look like can be found here: https://docs.google.com/document/d/1d6aJ-2_3GprUKzRDiaHOTtwlZTRTLDjFf9EiaxOIaxg/edit?usp=sharing

We would be very grateful for LADBS' attention to this matter, and I know CD11 is following it closely as well. They are CC'd here so that they can be in the loop on the next steps.

My best and my continued thanks.

Aaron

From: Mike Ai [mailto:mike@afriat.com]
Sent: Wednesday, April 10, 2024 10:53 AM
To: 'Aaron Green'; 'Frank Lara'
Cc: 'Veronica Lopez'; 'Hector Buitrago'; 'Faruk Sezer'; Jeff Khau
Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Frank,

I hope you are doing well. I am following up on behalf of my boss Aaron Green who has been reaching out to you regarding the LADBS certification letter for 11973-11975 West San Vicente Boulevard. Jeff Khau, Planning Deputy for

Council District 11, asked for an update on the status of the letter so I am including him on the thread. Would you be able to provide us with an idea of when LADBS's letter will be ready?

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





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From: Aaron Green [mailto:aaron@afriat.com]
Sent: Wednesday, March 27, 2024 10:24 AM
To: 'Frank Lara'; 'Mike Ai'
Cc: 'Veronica Lopez'; 'Hector Buitrago'; 'Faruk Sezer'
Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Good morning Frank – Thanks for following up with us so quickly.

It's our hope to meet virtually with you or the appropriate member of your team to talk through some of the findings for the statement of overriding consideration, and other related issues. This is a pretty unique circumstance, both in terms of LADBS to be the department considering certification, as well as the fact that it's an HCM, and as such we would be grateful for your team's time on this so that we can share with you some results of the work our client's team has done over the last several years on this project.

My best and my thanks for your consideration.

Aaron

Aaron Green

President

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aaron@afriat.com





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From: Frank Lara [mailto:frank.lara@lacity.org]
Sent: Tuesday, March 26, 2024 7:36 AM
To: Mike Ai
Cc: Aaron Green; Veronica Lopez; Hector Buitrago; Faruk Sezer
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Mike,

Yes, LADBS has just recently received the letter as well.

We are in the process of reviewing the information and recommendations in the letter and will also determine what public outreach is appropriate for LADBS for consideration of the certification.

Your request to provide information is noted and LADBS will take the appropriate action in that regard.

Thanks and feel free to check in as you see appropriate.

On Thu, Mar 21, 2024 at 12:02 PM Mike Ai <mike@afriat.com> wrote:

> Hi Frank,

Thanks for all your help in reaching out to Planning. Attached is the transmittal letter from Planning to LADBS for the proposed demolition of the Barry Building, 11973 San Vicente Blvd transmitted today March 21, 2024.

We would love an opportunity to meet to discuss the certification and demolition permit. Please let me know if you are available to meet in the next coming weeks.

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





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From: Frank Lara [mailto:frank.lara@lacity.org]
Sent: Wednesday, March 13, 2024 12:56 PM
To: Mike Ai
Cc: Aaron Green; Veronica Lopez; Hector Buitrago
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Mike,

We checked in recently and were told that "there was no update since the last time we corresponded". We will check in again in a few weeks.

On Wed, Mar 13, 2024 at 11:44 AM Mike Ai <mike@afriat.com> wrote:

Hi Frank,

I wanted to circle back on the transmittal letter from Planning to LADBS. We have been following up with Melina Zasadzien from Planning to ask that Planning transmit the letter to you all but have not been getting a response. Would it be possible for you to reach out to Melina to ask for the letter? Her contact is below.

Milena Zasadzien <milena.zasadzien@lacity.org>

Thanks,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

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Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com





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From: Mike Ai [mailto:mike@afriat.com]
Sent: Monday, January 15, 2024 3:11 PM
To: 'Frank Lara'
Cc: 'Aaron Green'; 'Veronica Lopez'; 'Hector Buitrago'
Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Frank,

Thanks for the response. I will follow up after the certification letter comes though. If you have any questions in the meantime, please don't hesitate to reach out.

Thanks so much,

Mike Ai

Senior Director of Public Affairs

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Mike@Afriat.com





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From: Frank Lara [mailto:frank.lara@lacity.org]
Sent: Friday, January 12, 2024 4:35 PM
To: Mike Ai
Cc: Aaron Green; Veronica Lopez; Hector Buitrago
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Mike,

We prefer to see what Planning sends so we can determine if a meeting is appropriate at this time.

Feel free to check in a couple of weeks so I can provide you with more information.

Thanks

On Wed, Jan 10, 2024 at 11:30 AM Mike Ai <mike@afriat.com> wrote:

Hi Frank,

I am reaching out on behalf of Aaron Green, who is out sick. Our team learned that the certification letter from Planning certifying the EIR is expected to be released to LADBS in the next two weeks.

In preparation for the certification letter, our team wanted to inquire if you had some time to discuss next steps for the project. Linked below is a folder that contains several cost analysis reports related to the Barry Building. Our team would love the opportunity to brief you on these items.

11973-11975 West San Vicente Boulevard (Barry Building) - Cost Analysis Documents

Please let us know if you have some time in the next coming weeks.

Sincerely,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

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Burbank, CA 91505

818.450.2774 direct

818.422.0828 mobile

Mike@Afriat.com





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From: Aaron Green [mailto:aaron@afriat.com]
Sent: Monday, November 13, 2023 1:40 PM

To: 'Frank Lara'
Cc: mike@afriat.com; 'Veronica Lopez'
Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Good afternoon Frank. I hope this finds you well.

I just wanted to reach out about this and see if your office is a little farther along and there might be a good time in the coming weeks for us to have a discussion about this? As a friendly reminder, I represent the applicant/property owner.

My best.

Aaron

From: Frank Lara [mailto:frank.lara@lacity.org]
Sent: Wednesday, October 18, 2023 10:44 AM
To: Aaron Green
Cc: mike@afriat.com; Veronica Lopez
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Aaron,

We are still working on that process to address our responsibility related to the FEIR. Once that is complete, we will be better prepared to reply to outreach requests such as yours.

Sorry for the delay and feel free to check in as you feel appropriate, thanks.

On Mon, Oct 16, 2023 at 9:23 AM Aaron Green <aaron@afriat.com> wrote:

> *Moving Osama to BCC to spare his inbox…*
>
> Hi Frank – I hope you're well and that you had an enjoyable weekend.
>
> I'm not sure if you or your team have had a chance to take a look at this matter yet, but I'm wondering if you'd be open to having a discussion with me and our CEQA counsel about this so that we can brief you on the background of this and my conversations with the Council Office, as I know this is not a typical situation.
>
> Thanks and my best.

Aaron

From: Aaron Green [mailto:aaron@afriat.com]
Sent: Tuesday, September 26, 2023 9:42 AM
To: 'Osama Younan'
Cc: 'Frank Lara'; 'mike@afriat.com'
Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Osama – Thanks for letting me know.

My best, as always.

Aaron

From: Osama Younan [mailto:osama.younan@lacity.org]
Sent: Monday, September 25, 2023 9:24 PM
To: Aaron Green
Cc: Frank Lara; mike@afriat.com
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Aaron,

I will defer to Frak regarding this matter.

Thanks!

On Mon, Sep 25, 2023 at 2:43 PM Aaron Green <aaron@afriat.com> wrote:

> Good afternoon Osama and Frank –
>
> I hope this finds you both well.
>
> I'm reaching out because my firm represents the property owner of the site referenced above, in Brentwood. It's my understanding that your office has recently discussed this matter with Planning, in particular as it relates to the demolition permit and the recently circulated FEIR for the demolition permit. My office has been working with CD11 and the community on this matter and it is my hope that either or both of you might be open to having a discussion with me and our client's CEQA counsel so that we could brief you on the background and details of our application and the FEIR.
>
> If either of you are open to having that conversation, please let me know what might be a convenient time to connect.

My sincere thanks, as always, for your time and consideration.

Aaron

Aaron Green

President

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Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

Attachments:

image001.png 882

image002.png 859

Attachment 1.pdf 269k

Attachment 2.pdf 292k

sean.silva@lacity.org Sean Silva Thursday, April 11, 2024 at 5:47:32 PM Pacific Daylight Time
To: aaron@afriat.com Aaron Green
Cc: faruk.sezer@lacity.org Faruk Sezer, frank.lara@lacity.org Frank Lara, hector.buitrago@lacity.org Hector Buitrago, Jeff.khau@lacity.org Jeff Khau, veronica.lopez@lacity.org Veronica Lopez, mike@afriat.com

Hi Aaron, all,

Thanks for including us. Frank, please let us know if and how CD11 can assist, or if you need anything from us.

Open to a call/meeting as needed.

All the best,
Sean

TRACI PARK COUNCILWOMAN LOS ANGELES CITY COUNCIL 11TH DISTRICT

Sean Silva | Deputy, Venice | Planning Liaison
Office of Councilwoman Traci Park * **11**th **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 Thu, Apr 11, 2024 at 5:35 PM Aaron Green <aaron@afriat.com> wrote:

> Good afternoon Frank – I just heard the news that your time at the City is coming to an end very soon. Here's wishing you my sincere congratulations on your pending retirement.
>
> I wanted to follow up on this matter again, which as you may be aware began back in 2019 when my client filed their demolition permit. The FEIR for this matter was published in September of 2023 (see attached) and for the past seven months my client has been waiting for the certification of this EIR so that we can take our next steps forward in the process.
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> At this time, the only thing that is pending from LADBS, based on the recommendation from Planning that the EIR be certified (see attached), is for LADBS to issue a simply one-page memo certifying the EIR. An example of what that might look like can be found here: https://docs.google.com/document/d/1d6aJ-2_3GprUKzRDiaHOTtwlZTRTLDjFf9EiaxOIaxg/edit?usp=sharing
>
> We would be very grateful for LADBS' attention to this matter, and I know CD11 is following it closely as well. They are CC'd here so that they can be in the loop on the next steps.
>
> My best and my continued thanks.
>
> Aaron

From: Mike Ai [mailto:mike@afriat.com]
Sent: Wednesday, April 10, 2024 10:53 AM
To: 'Aaron Green'; 'Frank Lara'
Cc: 'Veronica Lopez'; 'Hector Buitrago'; 'Faruk Sezer'; Jeff Khau
Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Frank,

I hope you are doing well. I am following up on behalf of my boss Aaron Green who has been reaching out to you regarding the LADBS certification letter for 11973-11975 West San Vicente Boulevard. Jeff Khau, Planning Deputy for Council District 11, asked for an update on the status of the letter so I am including him on the thread. Would you be able to provide us with an idea of when LADBS's letter will be ready?

Thank you,

Mike Ai

Senior Director of Public Affairs

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From: Aaron Green [mailto:aaron@afriat.com]
Sent: Wednesday, March 27, 2024 10:24 AM

To: 'Frank Lara'; 'Mike Ai'
Cc: 'Veronica Lopez'; 'Hector Buitrago'; 'Faruk Sezer'
Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Good morning Frank – Thanks for following up with us so quickly.

It's our hope to meet virtually with you or the appropriate member of your team to talk through some of the findings for the statement of overriding consideration, and other related issues. This is a pretty unique circumstance, both in terms of LADBS to be the department considering certification, as well as the fact that it's an HCM, and as such we would be grateful for your team's time on this so that we can share with you some results of the work our client's team has done over the last several years on this project.

My best and my thanks for your consideration.

Aaron

Aaron Green

President

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2779 O

818.422.8124 C

aaron@afriat.com





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From: Frank Lara [mailto:frank.lara@lacity.org]
Sent: Tuesday, March 26, 2024 7:36 AM

To: Mike Ai
Cc: Aaron Green; Veronica Lopez; Hector Buitrago; Faruk Sezer
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Mike,

Yes, LADBS has just recently received the letter as well.

We are in the process of reviewing the information and recommendations in the letter and will also determine what public outreach is appropriate for LADBS for consideration of the certification.

Your request to provide information is noted and LADBS will take the appropriate action in that regard.

Thanks and feel free to check in as you see appropriate.

On Thu, Mar 21, 2024 at 12:02 PM Mike Ai <mike@afriat.com> wrote:

> Hi Frank,
>
> Thanks for all your help in reaching out to Planning. Attached is the transmittal letter from Planning to LADBS for the proposed demolition of the Barry Building, 11973 San Vicente Blvd transmitted today March 21, 2024.
>
> We would love an opportunity to meet to discuss the certification and demolition permit. Please let me know if you are available to meet in the next coming weeks.
>
> Thank you,
>
> **Mike Ai**
>
> Senior Director of Public Affairs
>
> The Afriat Consulting Group, Inc.
>
> 4107 Magnolia Boulevard
>
> Burbank, CA 91505
>
> 818.450.2774 direct
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> 818.422.0828 mobile
>
> Mike@Afriat.com
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> 
>

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From: Frank Lara [mailto:frank.lara@lacity.org]
Sent: Wednesday, March 13, 2024 12:56 PM
To: Mike Ai
Cc: Aaron Green; Veronica Lopez; Hector Buitrago
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

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>
> Milena Zasadzien <milena.zasadzien@lacity.org>
>
> Thanks,
>
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>
> Senior Director of Public Affairs
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> The Afriat Consulting Group, Inc.
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From: Mike Ai [mailto:mike@afriat.com]
Sent: Monday, January 15, 2024 3:11 PM
To: 'Frank Lara'
Cc: 'Aaron Green'; 'Veronica Lopez'; 'Hector Buitrago'
Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Frank,

Thanks for the response. I will follow up after the certification letter comes though. If you have any questions in the meantime, please don't hesitate to reach out.

Thanks so much,

Mike Ai

Senior Director of Public Affairs

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From: Frank Lara [mailto:frank.lara@lacity.org]
Sent: Friday, January 12, 2024 4:35 PM
To: Mike Ai
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Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Mike,

We prefer to see what Planning sends so we can determine if a meeting is appropriate at this time.

Feel free to check in a couple of weeks so I can provide you with more information.

Thanks

On Wed, Jan 10, 2024 at 11:30 AM Mike Ai <mike@afriat.com> wrote:

> Hi Frank,
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> I am reaching out on behalf of Aaron Green, who is out sick. Our team learned that the certification letter from Planning certifying the EIR is expected to be released to LADBS in the next two weeks.
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> In preparation for the certification letter, our team wanted to inquire if you had some time to discuss next steps for the project. Linked below is a folder that contains several cost analysis reports related to the Barry Building. Our team would love the opportunity to brief you on these items.
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> 11973-11975 West San Vicente Boulevard (Barry Building) - Cost Analysis Documents
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> Please let us know if you have some time in the next coming weeks.
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> Sincerely,
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> **Mike Ai**
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> Senior Director of Public Affairs
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From: Aaron Green [mailto:aaron@afriat.com]
Sent: Monday, November 13, 2023 1:40 PM
To: 'Frank Lara'
Cc: mike@afriat.com; 'Veronica Lopez'
Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Good afternoon Frank. I hope this finds you well.

I just wanted to reach out about this and see if your office is a little farther along and there might be a good time in the coming weeks for us to have a discussion about this? As a friendly reminder, I represent the applicant/property owner.

My best.

Aaron

From: Frank Lara [mailto:frank.lara@lacity.org]
Sent: Wednesday, October 18, 2023 10:44 AM
To: Aaron Green
Cc: mike@afriat.com; Veronica Lopez
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Aaron,

We are still working on that process to address our responsibility related to the FEIR. Once that is complete, we will be better prepared to reply to outreach requests such as yours.

Sorry for the delay and feel free to check in as you feel appropriate, thanks.

On Mon, Oct 16, 2023 at 9:23 AM Aaron Green <aaron@afriat.com> wrote:

> *Moving Osama to BCC to spare his inbox…*
>
> Hi Frank – I hope you're well and that you had an enjoyable weekend.
>
> I'm not sure if you or your team have had a chance to take a look at this matter yet, but I'm wondering if you'd be open to having a discussion with me and our CEQA counsel about this so that we can brief you on the background of this and my conversations with the Council Office, as I know this is not a typical situation.
>
> Thanks and my best.
>
> Aaron
>
> ---
>
> **From:** Aaron Green [mailto:aaron@afriat.com]
> **Sent:** Tuesday, September 26, 2023 9:42 AM
> **To:** 'Osama Younan'
> **Cc:** 'Frank Lara'; 'mike@afriat.com'
> **Subject:** RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)
>
> Hi Osama – Thanks for letting me know.
>
> My best, as always.
>
> Aaron
>
> **From:** Osama Younan [mailto:osama.younan@lacity.org]
> **Sent:** Monday, September 25, 2023 9:24 PM
> **To:** Aaron Green
> **Cc:** Frank Lara; mike@afriat.com
> **Subject:** Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)
>
> Hi Aaron,

I will defer to Frak regarding this matter.

Thanks!

On Mon, Sep 25, 2023 at 2:43 PM Aaron Green <aaron@afriat.com> wrote:

> Good afternoon Osama and Frank –
>
> I hope this finds you both well.
>
> I'm reaching out because my firm represents the property owner of the site referenced above, in Brentwood. It's my understanding that your office has recently discussed this matter with Planning, in particular as it relates to the demolition permit and the recently circulated FEIR for the demolition permit. My office has been working with CD11 and the community on this matter and it is my hope that either or both of you might be open to having a discussion with me and our client's CEQA counsel so that we could brief you on the background and details of our application and the FEIR.
>
> If either of you are open to having that conversation, please let me know what might be a convenient time to connect.
>
> My sincere thanks, as always, for your time and consideration.
>
> Aaron
>
> Aaron Green
>
> President
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> The Afriat Consulting Group, Inc.
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Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

Attachments:

image001.png 882

image002.png 859

---

frank.lara@lacity.org Frank Lara Tuesday, April 16, 2024 at 8:49:00 AM Pacific Daylight Time
To: aaron@afriat.com Aaron Green
Cc: veronica.lopez@lacity.org Veronica Lopez, hector.buitrago@lacity.org Hector Buitrago, faruk.sezer@lacity.org Faruk Sezer, Jeff.khau@lacity.org Jeff Khau, sean.silva@lacity.org, mike@afriat.com

Hi Aaron,
Thank you for the kind words on my pending retirement.
LADBS is considering the recommendations from DCP and also what other information would be helpful for LADBS to certify a very lengthy and complex EIR.
I or Veronica Lopez will have additional information to share in a short time. Also thank you for presenting a proposed certification document.

On Thu, Apr 11, 2024 at 5:35 PM Aaron Green <aaron@afriat.com> wrote:

> Good afternoon Frank – I just heard the news that your time at the City is coming to an end very soon. Here's wishing you my sincere congratulations on your pending retirement.
>
> I wanted to follow up on this matter again, which as you may be aware began back in 2019 when my client filed their demolition permit. The FEIR for this matter was published in September of 2023 (see attached) and for the past seven months my client has been waiting for the certification of this EIR so that we can take our next steps forward in the process.
>
> At this time, the only thing that is pending from LADBS, based on the recommendation from Planning that the EIR be certified (see attached), is for LADBS to issue a simply one-page memo certifying the EIR. An example of what that might look like can be found here: https://docs.google.com/document/d/1d6aJ-2_3GprUKzRDiaHOTtwlZTRTLDjFf9EiaxOIaxg/edit?usp=sharing
>
> We would be very grateful for LADBS' attention to this matter, and I know CD11 is following it closely as well. They are CC'd here so that they can be in the loop on the next steps.

My best and my continued thanks.

Aaron

From: Mike Ai [mailto:mike@afriat.com]
Sent: Wednesday, April 10, 2024 10:53 AM
To: 'Aaron Green'; 'Frank Lara'
Cc: 'Veronica Lopez'; 'Hector Buitrago'; 'Faruk Sezer'; Jeff Khau
Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Frank,

I hope you are doing well. I am following up on behalf of my boss Aaron Green who has been reaching out to you regarding the LADBS certification letter for 11973-11975 West San Vicente Boulevard. Jeff Khau, Planning Deputy for Council District 11, asked for an update on the status of the letter so I am including him on the thread. Would you be able to provide us with an idea of when LADBS's letter will be ready?

Thank you,

Mike Ai

Senior Director of Public Affairs

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From: Aaron Green [mailto:aaron@afriat.com]
Sent: Wednesday, March 27, 2024 10:24 AM
To: 'Frank Lara'; 'Mike Ai'
Cc: 'Veronica Lopez'; 'Hector Buitrago'; 'Faruk Sezer'
Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Good morning Frank – Thanks for following up with us so quickly.

It's our hope to meet virtually with you or the appropriate member of your team to talk through some of the findings for the statement of overriding consideration, and other related issues. This is a pretty unique circumstance, both in terms of LADBS to be the department considering certification, as well as the fact that it's an HCM, and as such we would be grateful for your team's time on this so that we can share with you some results of the work our client's team has done over the last several years on this project.

My best and my thanks for your consideration.

Aaron

Aaron Green

President

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I just wanted to reach out about this and see if your office is a little farther along and there might be a good time in the coming weeks for us to have a discussion about this? As a friendly reminder, I represent the applicant/property owner.

My best.

Aaron

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> *Moving Osama to BCC to spare his inbox…*
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> Thanks and my best.
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> **Sent:** Tuesday, September 26, 2023 9:42 AM
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> My best, as always.
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> **Cc:** Frank Lara; mike@afriat.com
> **Subject:** Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)
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> Hi Aaron,

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> Aaron
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> Aaron Green
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> President
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--

Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

Attachments:

image001.png 882

image002.png 859

Attachment 1.pdf 269k

Attachment 2.pdf 292k

ATTACHMENT 1

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 2

LOS ANGELES
DEPARTMENT OF CITY
PLANNING
221 North Figueroa St., Suite 1350
Los Angeles, CA 90012

NOTICE OF AVAILABILITY
OF FINAL ENVIRONMENTAL IMPACT REPORT

SEPTEMBER 11, 2023

ENVIRONMENTAL CASE NO.:	ENV-2019-6645-EIR
STATE CLEARINGHOUSE NO.:	2020110210
PROJECT NAME:	11973 San Vicente Boulevard Project
PROJECT APPLICANT:	11973 San Vicente, LLC
PROJECT ADDRESS:	11973-11975 San Vicente Boulevard Los Angeles, CA 90049
COMMUNITY PLAN AREA:	Brentwood – Pacific Palisades
COUNCIL DISTRICT:	11—Park

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared an Environmental Impact Report (EIR) for the proposed 11973 San Vicente Boulevard Project (Project) to assess potential environmental impacts. An EIR is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of CEQA, for a 60-day public review period from February 16, 2023 to April 18, 2023.

The Final EIR was released on September 11, 2023, and includes a response to comments received during the public review period and includes text revisions to the Draft EIR in response to input received. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

PROJECT DESCRIPTION: The approximately 26,586 square-foot (0.61-acre) Project Site (Assessor Parcel No. 4404-025-008) is currently improved with an existing two-story (approximately 23.5 feet in height), 13,956 square-foot commercial building (with 12,800 square feet of leasable space) commonly referred to as the Barry Building and a portion of a surface parking lot. The existing building is a City of Los Angeles Historic-Cultural Monument (HCM) that has been vacant and fenced since 2017. The 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 dirt lot, and the remainder of 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. Three on-site palms would be removed, and one on-site palm and two street trees located along San Vicente Boulevard would remain. No future development of the Site is proposed and/or considered as part of the Project. Demolition of the building would result in the removal of approximately 4,174 cubic yards of debris from the Project Site.

FILE REVIEW:

The Final EIR, and the documents referenced in the Final EIR, are available online at the Department of City Planning's website at https://planning.lacity.org/project-review/environmental-review/published-documents under the Environmental Impact Reports (EIR) tab listed by the project title: *11973 San Vicente Boulevard Project*. The Final EIR can also be purchased on CD-ROM for $5.00 per copy by contacting the planning staff listed below and digital copies are also available at the following Library Branches:

1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
2) West Los Angeles Regional Library, 11360 Santa Monica Boulevard, Los Angeles, CA 90025
3) Donald Bruce Kaufman Branch Library, 11820 San Vicente Boulevard, Los Angeles, CA 90049

If you are unable to access digital copies of the Final EIR, the Department will attempt to make reasonable arrangements to mail and supply the materials. In addition, physical copies of the Final EIR and case file can still be viewed at City offices. The Department has implemented additional measures to ensure the safety of the public viewing physical case files, necessitating appointments.

The Final EIR is available for public review, **by appointment only,** at City Planning offices located at 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012. If you are unable to access project materials, or wish to schedule an appointment, please contact the project planner for this project, James Harris, at (213) 978-1241 or james.harris@lacity.org.

VINCENT P. BERTONI, AICP
Director of Planning

James Harris
Major Projects Section
Department of City Planning
(213) 978-1241

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300.

Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

frank.lara@lacity.org Frank Lara Friday, January 12, 2024 at 4:34:46 PM Pacific Standard Time
To: mike@afriat.com Mike Ai
Cc: aaron@afriat.com Aaron Green, veronica.lopez@lacity.org Veronica Lopez, hector.buitrago@lacity.org Hector Buitrago

Hi Mike,
We prefer to see what Planning sends so we can determine if a meeting is appropriate at this time.
Feel free to check in a couple of weeks so I can provide you with more information.
Thanks

On Wed, Jan 10, 2024 at 11:30 AM Mike Ai <mike@afriat.com> wrote:

> Hi Frank,
>
> I am reaching out on behalf of Aaron Green, who is out sick. Our team learned that the certification letter from Planning certifying the EIR is expected to be released to LADBS in the next two weeks.
>
> In preparation for the certification letter, our team wanted to inquire if you had some time to discuss next steps for the project. Linked below is a folder that contains several cost analysis reports related to the Barry Building. Our team would love the opportunity to brief you on these items.
>
> 11973-11975 West San Vicente Boulevard (Barry Building) - Cost Analysis Documents
>
> Please let us know if you have some time in the next coming weeks.
>
> Sincerely,
>
> **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
>
>  

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From: Aaron Green [mailto:aaron@afriat.com]
Sent: Monday, November 13, 2023 1:40 PM
To: 'Frank Lara'
Cc: mike@afriat.com; 'Veronica Lopez'
Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Good afternoon Frank. I hope this finds you well.

I just wanted to reach out about this and see if your office is a little farther along and there might be a good time in the coming weeks for us to have a discussion about this? As a friendly reminder, I represent the applicant/property owner.

My best.

Aaron

From: Frank Lara [mailto:frank.lara@lacity.org]
Sent: Wednesday, October 18, 2023 10:44 AM
To: Aaron Green
Cc: mike@afriat.com; Veronica Lopez
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Aaron,

We are still working on that process to address our responsibility related to the FEIR. Once that is complete, we will be better prepared to reply to outreach requests such as yours.

Sorry for the delay and feel free to check in as you feel appropriate, thanks.

On Mon, Oct 16, 2023 at 9:23 AM Aaron Green <aaron@afriat.com> wrote:

> *Moving Osama to BCC to spare his inbox…*
>
> Hi Frank – I hope you're well and that you had an enjoyable weekend.

I'm not sure if you or your team have had a chance to take a look at this matter yet, but I'm wondering if you'd be open to having a discussion with me and our CEQA counsel about this so that we can brief you on the background of this and my conversations with the Council Office, as I know this is not a typical situation.

Thanks and my best.

Aaron

From: Aaron Green [mailto:aaron@afriat.com]
Sent: Tuesday, September 26, 2023 9:42 AM
To: 'Osama Younan'
Cc: 'Frank Lara'; 'mike@afriat.com'
Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Osama – Thanks for letting me know.

My best, as always.

Aaron

From: Osama Younan [mailto:osama.younan@lacity.org]
Sent: Monday, September 25, 2023 9:24 PM
To: Aaron Green
Cc: Frank Lara; mike@afriat.com
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Aaron,

I will defer to Frak regarding this matter.

Thanks!

On Mon, Sep 25, 2023 at 2:43 PM Aaron Green <aaron@afriat.com> wrote:

> Good afternoon Osama and Frank –
>
> I hope this finds you both well.

I'm reaching out because my firm represents the property owner of the site referenced above, in Brentwood. It's my understanding that your office has recently discussed this matter with Planning, in particular as it relates to the demolition permit and the recently circulated FEIR for the demolition permit. My office has been working with CD11 and the community on this matter and it is my hope that either or both of you might be open to having a discussion with me and our client's CEQA counsel so that we could brief you on the background and details of our application and the FEIR.

If either of you are open to having that conversation, please let me know what might be a convenient time to connect.

My sincere thanks, as always, for your time and consideration.

Aaron

Aaron Green

President

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2779 O

818.422.8124 C

aaron@afriat.com

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--

Osama Younan, PE

General Manager

Los Angeles Department of Building and Safety

201 N. Figueroa St Suite 1000

Los Angeles, CA 90012

Office (213) 482-6800

www.ladbs.org

--

Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
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Attachments:

image001.png 882

image002.png 859

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mike@afriat.com Mike Ai Monday, January 15, 2024 at 3:10:59 PM Pacific Standard Time
To: frank.lara@lacity.org 'Frank Lara'
Cc: aaron@afriat.com 'Aaron Green', veronica.lopez@lacity.org 'Veronica Lopez', hector.buitrago@lacity.org 'Hector Buitrago'

Hi Frank,

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Thanks so much,

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





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From: Frank Lara [mailto:frank.lara@lacity.org]
Sent: Friday, January 12, 2024 4:35 PM
To: Mike Ai
Cc: Aaron Green; Veronica Lopez; Hector Buitrago
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

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11973-11975 West San Vicente Boulevard (Barry Building) - Cost Analysis Documents

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Mike Ai

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>
> Aaron
>
> Aaron Green
>
> President
>
> The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2779 O

818.422.8124 C

aaron@afriat.com

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Osama Younan, PE

General Manager

Los Angeles Department of Building and Safety

201 N. Figueroa St Suite 1000

Los Angeles, CA 90012

Office (213) 482-6800

www.ladbs.org

--

Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies
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E-mail: frank.lara@lacity.org

Attachments:

image001.png 882

image002.png 859

---

mike@afriat.com Mike Ai Wednesday, March 13, 2024 at 11:44:18 AM Pacific Daylight Time
To: frank.lara@lacity.org 'Frank Lara'
Cc: aaron@afriat.com 'Aaron Green', veronica.lopez@lacity.org 'Veronica Lopez', hector.buitrago@lacity.org 'Hector Buitrago'

Hi Frank,

I wanted to circle back on the transmittal letter from Planning to LADBS. We have been following up with Melina Zasadzien from Planning to ask that Planning transmit the letter to you all but have not been getting a response. Would it be possible for you to reach out to Melina to ask for the letter? Her contact is below.

Milena Zasadzien <milena.zasadzien@lacity.org>

Thanks,

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





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From: Mike Ai [mailto:mike@afriat.com]
Sent: Monday, January 15, 2024 3:11 PM
To: 'Frank Lara'
Cc: 'Aaron Green'; 'Veronica Lopez'; 'Hector Buitrago'
Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Frank,

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Thanks so much,

Mike Ai

Senior Director of Public Affairs

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818.422.0828 mobile

Mike@Afriat.com





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From: Frank Lara [mailto:frank.lara@lacity.org]
Sent: Friday, January 12, 2024 4:35 PM
To: Mike Ai
Cc: Aaron Green; Veronica Lopez; Hector Buitrago
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Mike,

We prefer to see what Planning sends so we can determine if a meeting is appropriate at this time.

Feel free to check in a couple of weeks so I can provide you with more information.

Thanks

On Wed, Jan 10, 2024 at 11:30 AM Mike Ai <mike@afriat.com> wrote:

> Hi Frank,
>
> I am reaching out on behalf of Aaron Green, who is out sick. Our team learned that the certification letter from Planning certifying the EIR is expected to be released to LADBS in the next two weeks.
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> In preparation for the certification letter, our team wanted to inquire if you had some time to discuss next steps for the project. Linked below is a folder that contains several cost analysis reports related to the Barry Building. Our team would love the opportunity to brief you on these items.
>
> 11973-11975 West San Vicente Boulevard (Barry Building) - Cost Analysis Documents
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> Please let us know if you have some time in the next coming weeks.
>
> Sincerely,
>
> **Mike Ai**
>
> Senior Director of Public Affairs
>
> The Afriat Consulting Group, Inc.
>
> 4107 Magnolia Boulevard
>
> Burbank, CA 91505
>
> 818.450.2774 direct
>
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Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

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To: Aaron Green
Cc: Frank Lara; mike@afriat.com
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

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> My sincere thanks, as always, for your time and consideration.
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> Aaron
>
> Aaron Green
>
> President
>
> The Afriat Consulting Group, Inc.
>
> 4107 Magnolia Boulevard
>
> Burbank, CA 91505
>
> 818.450.2779 O
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Osama Younan, PE

General Manager

Los Angeles Department of Building and Safety

201 N. Figueroa St Suite 1000

Los Angeles, CA 90012

Office (213) 482-6800

www.ladbs.org

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Frank Lara

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E-mail: frank.lara@lacity.org

Attachments:

image001.png 882

image002.png 859

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frank.lara@lacity.org Frank Lara Wednesday, March 13, 2024 at 12:55:54 PM Pacific Daylight Time
To: mike@afriat.com Mike Ai
Cc: aaron@afriat.com Aaron Green, veronica.lopez@lacity.org Veronica Lopez, hector.buitrago@lacity.org Hector Buitrago

Hi Mike,

We checked in recently and were told that "there was no update since the last time we corresponded". We will check in again in a few weeks.

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>
> Milena Zasadzien <milena.zasadzien@lacity.org>
>
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> **From:** Mike Ai [mailto:mike@afriat.com]
> **Sent:** Monday, January 15, 2024 3:11 PM
> **To:** 'Frank Lara'
> **Cc:** 'Aaron Green'; 'Veronica Lopez'; 'Hector Buitrago'
> **Subject:** RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

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Thanks so much,

Mike Ai

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Aaron Green

President

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(213) 482-0447 direct
E-mail: frank.lara@lacity.org

Attachments:

image001.png 882

image002.png 859

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mike@afriat.com Mike Ai Thursday, March 21, 2024 at 12:02:29 PM Pacific Daylight Time
To: frank.lara@lacity.org 'Frank Lara'
Cc: aaron@afriat.com 'Aaron Green', veronica.lopez@lacity.org 'Veronica Lopez', hector.buitrago@lacity.org 'Hector Buitrago'

Hi Frank,

Thanks for all your help in reaching out to Planning. Attached is the transmittal letter from Planning to LADBS for the proposed demolition of the Barry Building, 11973 San Vicente Blvd transmitted today March 21, 2024.

We would love an opportunity to meet to discuss the certification and demolition permit. Please let me know if you are available to meet in the next coming weeks.

Thank you,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

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From: Frank Lara [mailto:frank.lara@lacity.org]
Sent: Wednesday, March 13, 2024 12:56 PM
To: Mike Ai
Cc: Aaron Green; Veronica Lopez; Hector Buitrago
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

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Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

--

Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
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E-mail: frank.lara@lacity.org

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E-mail: frank.lara@lacity.org

Attachments:

image001.png 882

image002.png 859

DCP CEQA Cert recommendation to DBS_3 21 24_final.pdf 212k

---

frank.lara@lacity.org Frank Lara Tuesday, March 26, 2024 at 7:35:44 AM Pacific Daylight Time
To: mike@afriat.com Mike Ai
Cc: aaron@afriat.com Aaron Green, veronica.lopez@lacity.org Veronica Lopez, hector.buitrago@lacity.org Hector Buitrago, faruk.sezer@lacity.org Faruk Sezer

Hi Mike,
Yes, LADBS has just recently received the letter as well.
We are in the process of reviewing the information and recommendations in the letter and will also determine what public outreach is appropriate for LADBS for consideration of the certification.

Your request to provide information is noted and LADBS will take the appropriate action in that regard. Thanks and feel free to check in as you see appropriate.

On Thu, Mar 21, 2024 at 12:02 PM Mike Ai <mike@afriat.com> wrote:

> Hi Frank,
>
> Thanks for all your help in reaching out to Planning. Attached is the transmittal letter from Planning to LADBS for the proposed demolition of the Barry Building, 11973 San Vicente Blvd transmitted today March 21, 2024.
>
> We would love an opportunity to meet to discuss the certification and demolition permit. Please let me know if you are available to meet in the next coming weeks.
>
> 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
>
> 
> 
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>
> **From:** Frank Lara [mailto:frank.lara@lacity.org]
> **Sent:** Wednesday, March 13, 2024 12:56 PM
> **To:** Mike Ai
> **Cc:** Aaron Green; Veronica Lopez; Hector Buitrago
> **Subject:** Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Mike,

We checked in recently and were told that "there was no update since the last time we corresponded". We will check in again in a few weeks.

On Wed, Mar 13, 2024 at 11:44 AM Mike Ai <mike@afriat.com> wrote:

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> I wanted to circle back on the transmittal letter from Planning to LADBS. We have been following up with Melina Zasadzien from Planning to ask that Planning transmit the letter to you all but have not been getting a response. Would it be possible for you to reach out to Melina to ask for the letter? Her contact is below.
>
> Milena Zasadzien <milena.zasadzien@lacity.org>
>
> Thanks,
>
> **Mike Ai**
>
> Senior Director of Public Affairs
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> Mike@Afriat.com
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> cid:ima cid:ima
>
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>
> ---
>
> **From:** Mike Ai [mailto:mike@afriat.com]
> **Sent:** Monday, January 15, 2024 3:11 PM
> **To:** 'Frank Lara'

Cc: 'Aaron Green'; 'Veronica Lopez'; 'Hector Buitrago'
Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Frank,

Thanks for the response. I will follow up after the certification letter comes though. If you have any questions in the meantime, please don't hesitate to reach out.

Thanks so much,

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





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From: Frank Lara [mailto:frank.lara@lacity.org]
Sent: Friday, January 12, 2024 4:35 PM
To: Mike Ai
Cc: Aaron Green; Veronica Lopez; Hector Buitrago
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Mike,

We prefer to see what Planning sends so we can determine if a meeting is appropriate at this time.

Feel free to check in a couple of weeks so I can provide you with more information.

Thanks

On Wed, Jan 10, 2024 at 11:30 AM Mike Ai <mike@afriat.com> wrote:

> Hi Frank,
>
> I am reaching out on behalf of Aaron Green, who is out sick. Our team learned that the certification letter from Planning certifying the EIR is expected to be released to LADBS in the next two weeks.
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> In preparation for the certification letter, our team wanted to inquire if you had some time to discuss next steps for the project. Linked below is a folder that contains several cost analysis reports related to the Barry Building. Our team would love the opportunity to brief you on these items.
>
> 11973-11975 West San Vicente Boulevard (Barry Building) - Cost Analysis Documents
>
> Please let us know if you have some time in the next coming weeks.
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> Sincerely,
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> **Mike Ai**
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> Senior Director of Public Affairs
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have received this communication in error, please contact the sender by reply mail, then destroy any and all copies of this message and attachments and delete them from your system.

From: Aaron Green [mailto:aaron@afriat.com]
Sent: Monday, November 13, 2023 1:40 PM
To: 'Frank Lara'
Cc: mike@afriat.com; 'Veronica Lopez'
Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Good afternoon Frank. I hope this finds you well.

I just wanted to reach out about this and see if your office is a little farther along and there might be a good time in the coming weeks for us to have a discussion about this? As a friendly reminder, I represent the applicant/property owner.

My best.

Aaron

From: Frank Lara [mailto:frank.lara@lacity.org]
Sent: Wednesday, October 18, 2023 10:44 AM
To: Aaron Green
Cc: mike@afriat.com; Veronica Lopez
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Aaron,

We are still working on that process to address our responsibility related to the FEIR. Once that is complete, we will be better prepared to reply to outreach requests such as yours.

Sorry for the delay and feel free to check in as you feel appropriate, thanks.

On Mon, Oct 16, 2023 at 9:23 AM Aaron Green <aaron@afriat.com> wrote:

> *Moving Osama to BCC to spare his inbox…*
>
> Hi Frank – I hope you're well and that you had an enjoyable weekend.
>
> I'm not sure if you or your team have had a chance to take a look at this matter yet, but I'm wondering if you'd be open to having a discussion with me and our CEQA counsel about this so that we can brief you on the background of this and my conversations with the Council Office, as I know this is not a typical situation.

Thanks and my best.

Aaron

From: Aaron Green [mailto:aaron@afriat.com]
Sent: Tuesday, September 26, 2023 9:42 AM
To: 'Osama Younan'
Cc: 'Frank Lara'; 'mike@afriat.com'
Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Osama – Thanks for letting me know.

My best, as always.

Aaron

From: Osama Younan [mailto:osama.younan@lacity.org]
Sent: Monday, September 25, 2023 9:24 PM
To: Aaron Green
Cc: Frank Lara; mike@afriat.com
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Aaron,

I will defer to Frak regarding this matter.

Thanks!

On Mon, Sep 25, 2023 at 2:43 PM Aaron Green <aaron@afriat.com> wrote:

> Good afternoon Osama and Frank –
>
> I hope this finds you both well.
>
> I'm reaching out because my firm represents the property owner of the site referenced above, in Brentwood. It's my understanding that your office has recently discussed this matter with Planning, in particular as it relates to the demolition permit and the recently circulated FEIR for the demolition permit. My office has been working with CD11 and the community on this matter and it is my hope that either or both of you might be

open to having a discussion with me and our client's CEQA counsel so that we could brief you on the background and details of our application and the FEIR.

If either of you are open to having that conversation, please let me know what might be a convenient time to connect.

My sincere thanks, as always, for your time and consideration.

Aaron

Aaron Green

President

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2779 O

818.422.8124 C

aaron@afriat.com

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Attachments:

image001.png 882

image002.png 859

DCP CEQA Cert recommendation to DBS_3 21 24_final.pdf 212k

---

aaron@afriat.com Aaron Green Wednesday, March 27, 2024 at 10:23:59 AM Pacific Daylight Time
To: frank.lara@lacity.org 'Frank Lara', mike@afriat.com 'Mike Ai'
Cc: veronica.lopez@lacity.org 'Veronica Lopez', hector.buitrago@lacity.org 'Hector Buitrago', faruk.sezer@lacity.org 'Faruk Sezer'

Good morning Frank – Thanks for following up with us so quickly.

It's our hope to meet virtually with you or the appropriate member of your team to talk through some of the findings for the statement of overriding consideration, and other related issues. This is a pretty unique circumstance, both in terms of LADBS to be the department considering certification, as well as the fact that it's an HCM, and as such we would be grateful for your team's time on this so that we can share with you some results of the work our client's team has done over the last several years on this project.

My best and my thanks for your consideration.

Aaron

Aaron Green

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From: Frank Lara [mailto:frank.lara@lacity.org]
Sent: Tuesday, March 26, 2024 7:36 AM
To: Mike Ai
Cc: Aaron Green; Veronica Lopez; Hector Buitrago; Faruk Sezer
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Mike,

Yes, LADBS has just recently received the letter as well.

We are in the process of reviewing the information and recommendations in the letter and will also determine what public outreach is appropriate for LADBS for consideration of the certification.

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> Thanks,
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Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

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Mike@Afriat.com





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My best.

Aaron

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Sent: Wednesday, October 18, 2023 10:44 AM
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Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

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Thanks and my best.

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To: 'Osama Younan'
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Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

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Aaron

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Sent: Monday, September 25, 2023 9:24 PM
To: Aaron Green
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Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

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> If either of you are open to having that conversation, please let me know what might be a convenient time to connect.
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> My sincere thanks, as always, for your time and consideration.
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> Aaron Green
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> President
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Director of Government and Community Relations

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E-mail: frank.lara@lacity.org

Attachments:

image001.png 882

image002.png 859

---

mike@afriat.com Mike Ai Wednesday, April 10, 2024 at 10:52:55 AM Pacific Daylight Time
To: aaron@afriat.com 'Aaron Green', frank.lara@lacity.org 'Frank Lara'
Cc: veronica.lopez@lacity.org 'Veronica Lopez', hector.buitrago@lacity.org 'Hector Buitrago', faruk.sezer@lacity.org 'Faruk Sezer', Jeff.khau@lacity.org Jeff Khau

Hi Frank,

I hope you are doing well. I am following up on behalf of my boss Aaron Green who has been reaching out to you regarding the LADBS certification letter for 11973-11975 West San Vicente Boulevard. Jeff Khau, Planning Deputy for Council District 11, asked for an update on the status of the letter so I am including him on the thread. Would you be able to provide us with an idea of when LADBS's letter will be ready?

Thank you,

Mike Ai

Senior Director of Public Affairs

The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

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From: Aaron Green [mailto:aaron@afriat.com]
Sent: Wednesday, March 27, 2024 10:24 AM
To: 'Frank Lara'; 'Mike Ai'
Cc: 'Veronica Lopez'; 'Hector Buitrago'; 'Faruk Sezer'
Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Good morning Frank – Thanks for following up with us so quickly.

It's our hope to meet virtually with you or the appropriate member of your team to talk through some of the findings for the statement of overriding consideration, and other related issues. This is a pretty unique circumstance, both in terms of LADBS to be the department considering certification, as well as the fact that it's an HCM, and as such we would be grateful for your team's time on this so that we can share with you some results of the work our client's team has done over the last several years on this project.

My best and my thanks for your consideration.

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818.422.8124 C

aaron@afriat.com




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From: Frank Lara [mailto:frank.lara@lacity.org]
Sent: Tuesday, March 26, 2024 7:36 AM
To: Mike Ai
Cc: Aaron Green; Veronica Lopez; Hector Buitrago; Faruk Sezer
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Mike,

Yes, LADBS has just recently received the letter as well.

We are in the process of reviewing the information and recommendations in the letter and will also determine what public outreach is appropriate for LADBS for consideration of the certification.

Your request to provide information is noted and LADBS will take the appropriate action in that regard.

Thanks and feel free to check in as you see appropriate.

On Thu, Mar 21, 2024 at 12:02 PM Mike Ai <mike@afriat.com> wrote:

> Hi Frank,
>
> Thanks for all your help in reaching out to Planning. Attached is the transmittal letter from Planning to LADBS for the proposed demolition of the Barry Building, 11973 San Vicente Blvd transmitted today March 21, 2024.
>
> We would love an opportunity to meet to discuss the certification and demolition permit. Please let me know if you are available to meet in the next coming weeks.
>
> 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





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From: Frank Lara [mailto:frank.lara@lacity.org]
Sent: Wednesday, March 13, 2024 12:56 PM
To: Mike Ai
Cc: Aaron Green; Veronica Lopez; Hector Buitrago
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Mike,

We checked in recently and were told that "there was no update since the last time we corresponded". We will check in again in a few weeks.

On Wed, Mar 13, 2024 at 11:44 AM Mike Ai <mike@afriat.com> wrote:

> Hi Frank,
>
> I wanted to circle back on the transmittal letter from Planning to LADBS. We have been following up with Melina Zasadzien from Planning to ask that Planning transmit the letter to you all but have not been getting a response. Would it be possible for you to reach out to Melina to ask for the letter? Her contact is below.
>
> Milena Zasadzien <milena.zasadzien@lacity.org>
>
> Thanks,
>
> **Mike Ai**
>
> Senior Director of Public Affairs
>
> The Afriat Consulting Group, Inc.

4107 Magnolia Boulevard

Burbank, CA 91505

818.450.2774 direct

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From: Mike Ai [mailto:mike@afriat.com]
Sent: Monday, January 15, 2024 3:11 PM
To: 'Frank Lara'
Cc: 'Aaron Green'; 'Veronica Lopez'; 'Hector Buitrago'
Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Frank,

Thanks for the response. I will follow up after the certification letter comes though. If you have any questions in the meantime, please don't hesitate to reach out.

Thanks so much,

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





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From: Frank Lara [mailto:frank.lara@lacity.org]
Sent: Friday, January 12, 2024 4:35 PM
To: Mike Ai
Cc: Aaron Green; Veronica Lopez; Hector Buitrago
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Mike,

We prefer to see what Planning sends so we can determine if a meeting is appropriate at this time.

Feel free to check in a couple of weeks so I can provide you with more information.

Thanks

On Wed, Jan 10, 2024 at 11:30 AM Mike Ai <mike@afriat.com> wrote:

> Hi Frank,
>
> I am reaching out on behalf of Aaron Green, who is out sick. Our team learned that the certification letter from Planning certifying the EIR is expected to be released to LADBS in the next two weeks.
>
> In preparation for the certification letter, our team wanted to inquire if you had some time to discuss next steps for the project. Linked below is a folder that contains several cost analysis reports related to the Barry Building. Our team would love the opportunity to brief you on these items.
>
> 11973-11975 West San Vicente Boulevard (Barry Building) - Cost Analysis Documents
>
> Please let us know if you have some time in the next coming weeks.

Sincerely,

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





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From: Aaron Green [mailto:aaron@afriat.com]
Sent: Monday, November 13, 2023 1:40 PM
To: 'Frank Lara'
Cc: mike@afriat.com; 'Veronica Lopez'
Subject: RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Good afternoon Frank. I hope this finds you well.

I just wanted to reach out about this and see if your office is a little farther along and there might be a good time in the coming weeks for us to have a discussion about this? As a friendly reminder, I represent the applicant/property owner.

My best.

Aaron

From: Frank Lara [mailto:frank.lara@lacity.org]
Sent: Wednesday, October 18, 2023 10:44 AM
To: Aaron Green
Cc: mike@afriat.com; Veronica Lopez
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Aaron,

We are still working on that process to address our responsibility related to the FEIR. Once that is complete, we will be better prepared to reply to outreach requests such as yours.

Sorry for the delay and feel free to check in as you feel appropriate, thanks.

On Mon, Oct 16, 2023 at 9:23 AM Aaron Green <aaron@afriat.com> wrote:

> *Moving Osama to BCC to spare his inbox…*
>
> Hi Frank – I hope you're well and that you had an enjoyable weekend.
>
> I'm not sure if you or your team have had a chance to take a look at this matter yet, but I'm wondering if you'd be open to having a discussion with me and our CEQA counsel about this so that we can brief you on the background of this and my conversations with the Council Office, as I know this is not a typical situation.
>
> Thanks and my best.
>
> Aaron
>
> ---
>
> **From:** Aaron Green [mailto:aaron@afriat.com]
> **Sent:** Tuesday, September 26, 2023 9:42 AM
> **To:** 'Osama Younan'
> **Cc:** 'Frank Lara'; 'mike@afriat.com'
> **Subject:** RE: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)
>
> Hi Osama – Thanks for letting me know.
>
> My best, as always.
>
> Aaron

From: Osama Younan [mailto:osama.younan@lacity.org]
Sent: Monday, September 25, 2023 9:24 PM
To: Aaron Green
Cc: Frank Lara; mike@afriat.com
Subject: Re: Regarding 11973-11975 West San Vicente Boulevard (Barry Building)

Hi Aaron,

I will defer to Frak regarding this matter.

Thanks!

On Mon, Sep 25, 2023 at 2:43 PM Aaron Green <aaron@afriat.com> wrote:

> Good afternoon Osama and Frank –
>
> I hope this finds you both well.
>
> I'm reaching out because my firm represents the property owner of the site referenced above, in Brentwood. It's my understanding that your office has recently discussed this matter with Planning, in particular as it relates to the demolition permit and the recently circulated FEIR for the demolition permit. My office has been working with CD11 and the community on this matter and it is my hope that either or both of you might be open to having a discussion with me and our client's CEQA counsel so that we could brief you on the background and details of our application and the FEIR.
>
> If either of you are open to having that conversation, please let me know what might be a convenient time to connect.
>
> My sincere thanks, as always, for your time and consideration.
>
> Aaron
>
> Aaron Green
>
> President
>
> The Afriat Consulting Group, Inc.
>
> 4107 Magnolia Boulevard
>
> Burbank, CA 91505
>
> 818.450.2779 O
>
> 818.422.8124 C

aaron@afriat.com

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Frank Lara

Director of Government and Community Relations

DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

Attachments:

image001.png 882

image002.png 859

DCP CEQA Cert recommendation to DBS_3 21 24_final.pdf 212k

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

Re: Barry Building EIR - DCP memo to DBS

frank.lara@lacity.org Frank Lara Tuesday, March 26, 2024 at 7:32:23 AM Pacific Daylight Time
To: milena.zasadzien@lacity.org Milena Zasadzien
Cc: veronica.lopez@lacity.org Veronica Lopez, osama.younan@lacity.org Osama Younan, Mindy.Nguyen@lacity.org Mindy Nguyen, kathryn.phelan@lacity.org Kathryn Phelan, lucy.atwood@lacity.org Lucy Atwood, faruk.sezer@lacity.org Faruk Sezer, hector.buitrago@lacity.org Hector Buitrago

Hi Milena,
Please include Veronica Lopez, Faruk Sezer, Hector Buitrago and myself in your coordination of the meeting.
Thanks

On Thu, Mar 21, 2024 at 11:28 AM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:

> Hi Frank,
>
> Please see attached memo from Planning regarding recommendations to DBS to certify the Barry Building EIR. The EIR was completed in compliance with CEQA and concluded that the demolition of the Barry Building would result in significant and unavoidable impacts to historic resources.
>
> If DBS decides to approve the demolition permit, additional CEQA actions and findings would need to be made.
>
> It would be helpful to set up a follow up meeting to discuss coordination and next steps for this project. If you could let me know which DBS staff to include in the conversation, I can follow up with scheduling a meeting.
>
> Please let me know if you have any questions or concerns in the meantime.
>
> Best regards,
> Milena
>
> --
> LOS ANGELES CITY PLANNING
>
> **Milena Zasadzien**
> Principal City Planner, Major Projects
> **Los Angeles City Planning**
> 221 N. Figueroa Street, Suite 1350
> Los Angeles, CA 90012
> milena.zasadzien@lacity.org
> T: 213.847.3636 | Planning4LA.org
> E-NEWS

--
Frank Lara
Director of Government and Community Relations
DSCM / Zoning / Code Studies
Los Angeles Dept. of Building & Safety
201 N. Figueroa St., Suite 1080
Los Angeles, CA 90012
(213) 482-6805 main
(213) 482-0447 direct
E-mail: frank.lara@lacity.org

Attachments:

DCP CEQA Cert recommendation to DBS_3.21.24_final.pdf 263k

---

milena.zasadzien@lacity.org Milena Zasadzien Tuesday, March 26, 2024 at 11:54:08 AM Pacific Daylight Time

To: frank.lara@lacity.org Frank Lara
Cc: veronica.lopez@lacity.org Veronica Lopez, osama.younan@lacity.org Osama Younan, Mindy.Nguyen@lacity.org Mindy Nguyen, kathryn.phelan@lacity.org Kathryn Phelan, lucy.atwood@lacity.org Lucy Atwood, faruk.sezer@lacity.org Faruk Sezer,

hector.buitrago@lacity.org Hector Buitrago

Great, I just sent an invite for this Thursday at 11am. Talk then.

On Tue, Mar 26, 2024 at 7:33 AM Frank Lara <frank.lara@lacity.org> wrote:

> Hi Milena,
> Please include Veronica Lopez, Faruk Sezer, Hector Buitrago and myself in your coordination of the meeting.
> Thanks
>
> On Thu, Mar 21, 2024 at 11:28 AM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:
>
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> >
> > Best regards,
> > Milena
> >
> > --
> >
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> >
> > **Milena Zasadzien**
> > Principal City Planner, Major Projects
> > **Los Angeles City Planning**
> > 221 N. Figueroa Street, Suite 1350
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> --
> **Frank Lara**
> **Director of Government and Community Relations**
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> **Los Angeles Dept. of Building & Safety**
> **201 N. Figueroa St., Suite 1080**
> **Los Angeles, CA 90012**
> **(213) 482-6805 main**
> **(213) 482-0447 direct**
> **E-mail: frank.lara@lacity.org**

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LOS ANGELES CITY PLANNING

Milena Zasadzien
Principal City Planner, Major Projects
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E-NEWS

Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date are required to use the new forms available on the Department's Forms page.

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:

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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

SUPPLEMENTAL Comments – Rebuttal and inadequacies of the Responses to Comments provided in the FINAL 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

ziggykruse2005@yahoo.com Ziggy Kruse Tuesday, March 12, 2024 at 2:02:18 PM Pacific Daylight Time
To: ziggykruse2005@yahoo.com Ziggy Kruse
To: mindy.nguyen@lacity.org Mindy Nguyen
Cc: councilmember.park@lacity.org Councilmember Park, jeff.khau@lacity.org Jeff Khau, chc@lacity.org Planning CHC, veronica.lopez@lacity.org Veronica Lopez, clkesq@outlook.com Esq. Coryn Kahn

Dear Ms. Nguyen:

Please add the attached document to Case No. ***ENV-2019-6645- EIR***; SCH 2020110264; 11973 San Vicente Blvd; Los Angeles, CA 90049.

Please confirm receipt of this email and the attachment. Thank you.

(Submitted on behalf for Mr. Corin Khan / The Blue Family)

Attachments:

2024-03-12_Corin Kahn's_2nd Supp comments_ENV-2019-6645-EIR_11973 San Vicente Blvd, Los Angeles, CA 90049.pdf 6.8M

Mindy.Nguyen@lacity.org Mindy Nguyen Tuesday, March 12, 2024 at 2:23:43 PM Pacific Daylight Time
To: ziggykruse2005@yahoo.com Ziggy Kruse
Cc: councilmember.park@lacity.org Councilmember Park, jeff.khau@lacity.org Jeff Khau, chc@lacity.org Planning CHC, veronica.lopez@lacity.org Veronica Lopez, clkesq@outlook.com Esq. Coryn Kahn

Hi Ziggy,

Confirming receipt.

Thank you.

On Tue, Mar 12, 2024 at 2:02 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Dear Ms. Nguyen:
>
> Please add the attached document to Case No. ***ENV-2019-6645- EIR***; SCH 2020110264; 11973 San Vicente Blvd; Los Angeles, CA 90049.
>
> Please confirm receipt of this email and the attachment. Thank you.
>
> **(Submitted on behalf for Mr. Corin Khan / The Blue Family)**

--

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E-NEWS

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OUR FILE NUMBER:

March 12, 2024

VIA eMail Only **Mindy.Nguyen@lacity.org**
Mindy Nguyen
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA

Re: SUPPLEMENTAL Comments – Rebuttal and inadequacies of the Responses to Comments provided in the FINAL 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 letters raising various legal deficiencies in the Draft Environmental Impact Report ("DEIR")for the Current Project and to rebut certain comments made in 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.")

The central criticisms of the FEIR, Response to Comments, raised in this letter are the following:

1) APPROVAL OF A PROJECT WITHOUT AN IDENTIFIED REPLACEMENT;
2) DEMOLITION OF A HISTORIC AND CULTURALLY SIGNIFICANT BUILDING BY NEGLECT;

3) AVOIDANCE OF ISSUES BY TECHNICAL OR DISINGENUOUS ARGUMENTS; and
4) PIECEMEAL APPROVAL OF A PROJECT;

1. APPROVAL OF A PROJECT WITHOUT AN IDENTIFIED REPLACEMENT

A central dispute involves the insistence that the Project consists only of the demolition of a building designated by the City Council as both historically and culturally significant disregarding, without providing a legal analysis or authority, the following undisputed facts relevant to a lawful environmental impact report under CEQA:

a.) The proponent owns at least 3 adjacent lots (and likely has a legal interest in other similarly situated lots adjacent to those it owns) that have been cleared of buildings and are now fenced vacant lots without any environmental review. This raises unexamined cumulative impacts not examined in the DEIR;
b.) The Soft Story Ordinance, allegedly the cause necessitating the demolition, does not require demolition. This creates a false premise that involve the insufficiency of the Alternatives Analysis;
c.) The Soft Story Ordinance contains a provision allowing the owner to seek relief from its provisions (same as subsection b above);
d.) The failure to disclose any replacement distorts the CEQA process, in particular the Alternative Analysis (discussed below)

2. DEMOLITION OF A HISTORIC AND CULTURALLY SIGNIFICANT BUILDING BY NEGLECT

Response to Comment No. A3-4

. . .

Although the seismic instability of the Barry Building is attributable to its design and construction in the early 1950s (such as the absence of shear walls and moment frames) and not neglect or lack of maintenance, the Applicant has submitted a letter generally discussing its maintenance of the property since the tenants vacated in 2017. (Refer to Appendix O to this Final EIR.) In that letter, the Applicant states that its property manager inspects the property at least once per week. In addition, the Applicant conducts regular maintenance consisting of weeding, trimming, clearing of leaves, and removal of debris from the driveway, the parking lot, and the courtyard. The Applicant states that it also carries out repairs at the property as necessary, such as replacement of lighting fixtures, installation of a secondary perimeter fence, repairs to primary fencing, repairs of water leaks, and adding to fencing as secondary security at the rear of the building. Furthermore, the metal window shutters were removed due to deterioration and corrosion in the mounting hardware for the metal shutters, which was severe and which resulted in a meaningful risk of failure. Those shutters were located on the second floor of the building, which fronts, and is very close to, the adjacent sidewalk. Accordingly, pedestrians were in danger of being struck by falling debris if the shutters failed. Therefore, the shutters were removed and are now stored and saved in a secure location on-site. The Applicant informed the City of this action in the letter contained in Appendix L of the Final EIR.

The facts provided in support of the findings that the Barry Building is architecturally significant include an emphasis on the importance of the "*metal window shutters"* described as a prominent design feature that is a part of the face of the south building at the entry. As such, it is one of the defining features of the architecture. To argue that the building has been "maintained," despite removal, rather than reconstruction of the "*metal window shutters"* is disingenuous seen in the best light. While the undersigned concedes that weeding, irrigating, and removal of debris has taken place, that does not meet the commonsense definition of "maintenance" of an historic building where essentially it has been defaced by the removal of a defining feature. In other words, the "maintenance" representation states solely that the grounds are being maintained. But there is not, nor can there be, any representation that the historic quality of the building is being maintained. Because the reason for the "removal of the "*metal window shutters"* was simply "*due to deterioration and corrosion in the mounting hardware for the metal shutters"* the admitted facts demonstrate the ease with which this critical aspect of maintenance can be achieved with ease and without significant expense. In another opposition letter, the analogy was made to the removal of the bride's veil. Nobody could reasonably concluded that this constitutes "maintenance" of an historic building. The point that must be emphasized is that the standards applicable to "maintenance" of an historic building differ from the thousands of dingbat apartment buildings that are the primary subject of the Soft Story Ordinance. Here "maintenance" must include the simple restoration of a defining feature if this statement is to be accurately made. To allow otherwise is unfair to the public interest and the public's participation or the decision makers' in the evaluation of whether to proceed with allowing demolition of this building that is no longer being presented in its historical context. It is reasonable to concluded that removal of a key element of the building is one important step towards its demolition – therefore that renders false the representation the building is being maintained.

3. AVOIDANCE OF ISSUES BY TECHNICAL OR DISINGENUOUS ARGUMENTS

A common method used to short cut and therefore prejudice an environmental analysis is limiting the scope of the project by ignoring environmental facts relevant to the Project. For example, disregarding the history of serial demolition without replacement at adjacent vacant lots, land banking, ignores the strong likelihood the commonly owned vacant lots will be developed in common.

A related contention repeated in the Response to Comments that is false, or at least misleading, is that vacant lots are a permissible land use under the Specific Plan. Nothing in the Specific Plan states this nor can it reasonably be interpreted this way. A vacant piece of property is a land use. Replacement of a commercial building with a vacant lot constitutes a change in the land use. Failing to develop a vacant lot for a number of years directly conflicts with the main purpose of the San Vicente Scenic Corridor Specific Plan ("Specific Plan") along with and many of ancillary purposes. The Section of the Specific Plan requiring landscaping is not authority for creating vacant lots. Fencing and landscaping constitute mitigation for the adverse effects of demolition and an interim period in which the land use is a vacant lot. The only reasonable inference regarding the purpose of the vacant lot is that it is a foreseeable step in the process of

redevelopment, not an end result unless the commitment is to permanently dedicate the lot to open space.

The following selections taken from the FEIR are identified and objected to or rebutted in red font:

Response To Comment No. B1-9
The vacant properties referenced are adjacent to the Project Site to the west but are not part of the Project that is the subject of the Draft EIR or the application for the requested Demolition Permit.

The record demonstrates common ownership and a pattern of demolition in common. It is reasonably foreseeable that these lots will be developed in common. None of the demolitions of the adjacent lots were considered for any environmental impacts including potential cumulative environmental impacts. Artificially limiting the scope of environmental analysis by ignoring these relevant facts does not comply with CEQA disclosure and good faith requirements. CEQA allows for early environmental review and supplementation when more is known which opportunity is specifically rejected by the approach taken here to artificially limit the scope of the environmental issues to one lot. The Response is disingenuous because it, along with the many instances in which the Response relies on this distortion, demonstrates a willingness to distort the record to avoid dealing with the environmental consequences of the application.

Response to Comment No. B2-8
Refer to Response to Comment No. B1-4
The entity that owns the Project Site does not own the parcels identified as APNs 4404-025-010, 4404-025-027, 4404-025-028, and 4404- 026-008. Those parcels are owned by 11991 San Vicente LLC. The Project Site (APN 4404- 025-008) as well as APNs 4404-025-009, 4404-025-015, and 4404-025-016 are owned by 11973 San Vicente LLC.

The comment acknowledges common ownership of at least 4 of these lots. The Response fails to deny common control over all of the parcels which is the subject matter of the comment. From this lack of denial, it reasonably can be inferred that all the lots are commonly controlled or at least that it is reasonably foreseeable that they likely will be developed in common. This Response constitutes another example of an attempt to distort the record by not responding to the factual concerns raised with respect to the DEIR, by relying on an artifice to mislead and or misdirect the environmental analysis, particularly by the distortion of the Project Description and the development of the range of reasonable alternatives.

Response to Comment No. B2-9
The demolition of buildings discussed in this comment was undertaken pursuant to demolition permits lawfully issued by the City

Each of the separate demolition projects was permitted by a singular ministerial process thereby avoiding CEQA review. This is a classic form of piecemealing. That this evasive approach may have been legal with respect to each lot and each permit, does not make the whole legal under CEQA. Therefore, the Response is non-responsive. The City was not advised of the serial nature of these many permits. Had the applicant been fully transparent regarding these applications, as is required by CEQA, then City's review of what retrospectively constitutes a large group of demolitions for one large contiguous area, might have resulted in a discretionary review subject to CEQA. When the last piece of that assemblage comes up for review, it is not too late to look back at the whole. Such a retrospective examination is not prohibited, indeed it is required under CEQA. This is another example of the manipulation of the record by technical interpretations of CEQA to avoid CEQA review which adds to the history of manipulations intended to prevent a full, transparent, and good faith review of the totality of the re-development of these lots, all of which is now possible related to the subject permit at issue today.

Response to Comment No. B2-10

The information about the seismic instability of the building that is detailed in the technical reports provided in Appendices G, H-2, and H-3 of the Draft EIR and Appendix I of the Final EIR were not before the Cultural Heritage Commission in 2011.

This response is irrelevant. The implication is that the building's engineering is a factor in considering its historical and cultural significance before and again when the demolition permit comes for review by the Cultural Heritage Commission. This is false, it was not relevant nor will it be relevant when it returns to the Cultural Heritage Commission.

Response to Comment No. B2-20

The issuance of a Demolition Permit will not change the land use

This is a false statement as a matter of law. Demolition will change the land use from a commercial building to a vacant lot for an indeterminate amount of time with mitigating landscaping and a chain link fence.

A vacant lot is not on the list of uses prohibited within the Specific Plan.

This is a false or at least a misleading statement. Is it an allowable use under the Specific Plan? No, it is not! If the argument is that all land uses are permitted except those expressly prohibited, then that too is false.

The demolition of existing buildings resulting in vacant lots in the area was anticipated in Section 7.H of the Specific Plan.

False. Section 7 of the Specific Plan is entitled Landscaping. It does not modify the list of allowable uses. A reasonable inference is that leaving a lot vacant for more than 6 months inherently creates an adverse impact. Section 7 establishes the adversity of that impact as a

matter of law and requires specific mitigation of it. Another reasonable inference based on common sense and experience is that a vacant lot is a temporary condition, an interim use. Notwithstanding the temporary mitigations of landscaping and fencing, which do not alter the land use into one that is permitted, the vacant lots remain inconsistent with the many stated purposes of the Specific Plan. As such it constitutes an adverse impact.

Response to Comment No. B2-18
The comment suggests "a simple series of temporary wooden frame bracings" as a solution to addressing any legitimate health and safety risk from the Barry Building. However, this is not a valid retrofit option because it would not meet current requirements under either the Uniform Building Code or the Historical Building Code.

The Response changes the comment suggesting "temporary" bracing to "valid retrofit . . . not meet(ing) current requirements" in order to reject it, another example of avoiding full disclosure. This manipulation disregards the opportunity under the Soft Story Ordinance, Section 91.9308 to apply for adjustments under special cases. The facts demonstrate that this application presents just such a special case.

Comment No. B2-21
Either the project is the conversion of this historic and culturally significant building to a vacant lot screened from San Vicente Boulevard by a chain link fence with a thin planting; strip or it is one of a series of steps to re-develop all of the commonly owned/controlled assemblage of properties.

Response to Comment No. B2-21
The comment makes the claim that the Project may be part of a series of steps to redevelop all commonly owned parcels. Refer to Response to Comment No. A3-2 for a discussion of the Project evaluated in the Draft EIR and the claim of piecemealing

This Response fails to address the common ownership of at least 4 vacant lots, that it is reasonably foreseeable that at least those lots can and likely will be developed as one, and that all or more than the 4 admittedly commonly owned lots can and likely will be developed as one. The prior submission of a large project that included these 4 lots provides additional evidence of this foreseeability. Common sense and experience provide still more support. The response is inconsistent with the holding in *Bozung v. Local Agency Formation Com.* (1975) 13 cal.3d 263.

Response to Comment No. B2-22
vacant lots are not prohibited in the Specific Plan.

Section 5, subsections (c) and (b) demonstrate that subsection (a) is not an exclusive list of prohibited or limited uses. Section 7 confirms that vacant lots require mitigation thereby supporting the conclusion that a vacant lot is inconsistent with the Specific Plan which constitutes an adverse impact necessitating the temporary mitigation. Because vacant lots are

inconsistent with the purposes of the Specific Plan, the cumulative impact of several vacant lots is all the more significant an impact. The voluntary temporary fencing is further evidence of an inconsistent use requiring extreme mitigation.

This is an incorrect statement as a matter of law. It is the character of the actual use of the land (land use) that dictates its land use, not its zoning. See *Honey Springs Homeowners Assn. v. Board of Supervisors* (1984) 157 Cal. App. 3d 1122, 1141 See also *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal. App. 4th 1301, 1314 which held that functionality of the use, not the zoning must be used to characterize the land use.

In addition, a landscape buffer shall be installed in compliance with the Specific Plan.
(See above)

Response to Comment No. B2-29
The comment claims that the adjacent vacant properties do not conform to the architectural and landscape guidelines of the Specific Plan, that the vacant properties do not implement the policies of the General Plan and Community Plan and also raises questions about zoning compliance and conflicts/consistency with applicable land use plans under CEQA.
(See above)

The adjacent vacant properties are not part of the Project Site. Refer to Response to Comment No. A3-2
(See above)

Comment No. B2-29
The vacant properties do not conform to the architectural and landscape guidelines of the Specific Plan. . . . CEQA Guidelines Section 15125(d) and Appendix G regarding thresholds of significance for land use regarding plans

Response to Comment No. B2-29
The adjacent vacant properties are not part of the Project Site. Refer to Response to Comment No. A3-2

The Response dodges the facts of common ownership, common demolition, common opportunity, and common sense. Attached hereto is additional factual evidence to rebut the false and or misleading claims and/or inferences made throughout the Responses that: 1) future redevelopment the Site must be considered as a standalone "project as opposed to a part of a larger project together with adjacent vacant lots;" 2) there are multiple owners of the "related" properties as opposed to common ownership or at least control over all of vacant adjacent lots (the "Assemblage"); and 3) the application for a demolition permit for the Site has no factual nexus to the series of demolition permits already obtained and completed regarding the adjacent lots; The demolition permit seeks to enlarge the cumulative impact of several adjacent vacant lots that are in direct conflict with the purposes of the Specific Plan. The proposal to add the

Subject Property to those nonconforming lots increases and exacerbates the inconsistency with the Specific Plan, constituting an adverse cumulative impact. The development individually of the Site, as opposed to in combination with some or all of the adjacent vacant lots is entirely unforeseeable. The Response seeks to avoid these truths to deliberately truncate and thereby prevent a good faith environmental analysis.

4. PIECEMEAL APPROVAL OF A PROJECT

Comment No. A3-7
The owners and representatives have stated in public meetings that they intend to market the property once the Barry Building is demolished, again demonstrating a piecemeal approach

The failure to deny this comment constitutes further evidence of common re-development opportunities if not that intention. It is beyond reasonably foreseeable, such that it must be inferred as a fact, that a buyer will proceed with re-development. The reliance in the Responses on uncertainty about when, how and by whom regarding that re-development are not limitations to the requirement for CEQA review at the earliest opportunity.

Comment No. A5-2
All of these parcels were slated for redevelopment as part of the previously proposed Green Hollow Square project, however they have now been systematically leveled in a piecemeal fashion.

There is absolutely no response to this comment involving environmentally significant facts regarding conflicts/inconsistencies between the proposed replacement use and the Specific Plan and the cumulative impacts of increasing that impact. Additionally, the FEIR failed to address the comment that CEQA allows, indeed requires, an examination of the whole of the Assemblage of properties based upon the attempt to add another lot, notwithstanding that none was environmentally examined singularly.

Comment No. B1-6
Demolition continued after the project was withdrawn on October 31, 2013. There was no reason to demolish 4 out 5 of the structures on the applicant-owned parcels slated for removal for the Green Hollow Square project

Response to Comment No. B1-6
Refer to the Response to Comment No. A3-2 regarding CEQA piecemealing: A lead agency is not required under CEQA to evaluate future uses of a property that is being sold if a specific use is not "reasonably foreseeable." (See Flanders Foundation v. City of Carmel-by the-Sea (2012) 202 Cal App. 4th 603, 615.) *There must be a factual basis for concluding that two projects must be considered together. (Save Round Valley Alliance v. County of Inyo* (2007) 157 Cal.App.4th 1437.)

The Response fails to incorporate CEQA jurisprudence regarding what constitutes "reasonably foreseeable" and therefore misapplies the legal standard for "speculation." CEQA establishes the following examples of what constitutes "reasonably foreseeable" as opposed to "speculation":

a) at least in theory of causing (Guidelines § 15064, subd. (d)(3));
b) not "reasonably foreseeable" exists if there is no causal connection (*City of Livermore v. Local Agency Formation Com*. (1986) 184 Cal.App.3d 531, 541–543) ;
c) A lack of support in the record, however, does not prevent an agency from considering a possible environmental effect at an initial stage of CEQA analysis (*Union of Medical Marijuana Patients, Inc. v. City of San Diego* (2019) 7 Cal. 5th 1171, 1199-1200); and
d) an effect may be rejected as speculative only if the postulated causal mechanism underlying its occurrence is tenuous.

The development of the subject lot separately and individually and not as a part of the Assemblage of vacant lots, or at least several of them that the applicant admits are commonly owned, is not reasonably foreseeable and is extremely tenuous. Therefore it is not speculation as a matter of law and City must consider possible environmental effects notwithstanding identified uncertainties.

Comment No. B1-8

After the applicant withdrew the Green Hollow Square project entitlements on October 31, 2013, the applicant demolished two single family homes on Saltair Avenue and two commercial buildings on San Vicente Blvd. The relative locations of these structures are shown on the accompanying attachments to this letter. As mentioned previously, the demolition was not necessary unless it was an effort to continue the plan revealed in the Green Hollow Square Project.

The Response failed to deny these statements thereby establishing them as facts in the record. Evidence of the initial stages of development, i.e., demolition and clearing of the land which are precursors to re-development, is relevant to many disputed issues regarding the adequacy of the FEIR including without limitation: Project Description; Environmental Impacts of the whole of the project; Cumulative Impacts; and Alternatives Analysis. The addition of one more piece of property to the existing Assemblage gives rise to the duty to consider the whole Assemblage notwithstanding that the parts of the whole escaped examination. Indeed, that escape adds support to the requirement to look at the whole Assemblage now. The Response artificially narrows the issue of "piecemealing" to the nondisclosure of the replacement use. This is not consistent with the principles and holdings of CEQA case law.

COMMENT NO. B1-9

The community has been living with these conditions (many adjacent vacant lots) *for almost a decade. . . . At night the area is now dark*

Response to Comment No. B1-9

San Vicente Scenic Corridor Specific Plan (Specific Plan) does not have a requirement for fencing in a vacant lot and no code violations have been issued for those properties.

This Response constitutes relevant evidence to requiring full consideration now of the Assemblage in the environmental impact report in two ways: 1) the placement of unrequired fencing is evidence the applicant knows the vacant lot constitutes adverse impacts to the environment; and 2) local observation regarding a dangerous condition caused by the Assemblage of fenced vacant lots as opposed to well-lit and active retail uses supports another adverse impact – the detrimental effect on the health and safety of the community under CEQA Guidelines Section 15126.2(a)

Comment No. B2-4

The currently proposed demolition of the Barry Building is demonstrably the last step in the deliberate and calculated pattern of removal of several buildings (described herein) from several adjacent parcels intended to constitute an assemblage of parcels ("Assemblage") for the purpose of creating one very large empty piece of property (the "Undisclosed Project.")
If the Ultimate Project is not currently foreseeable, . . . then it must be concluded that the time for consideration of . . . the Current Project is not ripe.

There was absolutely no response to this comment involving environmentally significant facts set forth herein. The FEIR provides no authority for its assumption that the prohibition against "piecemealing" involves only the next step in any development as opposed to here, where the application seeks to take the concluding step in a multi-step process of changes to the physical environment that have not been examined for environmental impacts. Indeed such a contention is an abuse of CEQA. The application provides City with a duty to examine the whole of the action, including retroactively considering all of the impacts discussed herein.

Response to Comment No. B2-21

The comment makes the claim that the Project may be part of a series of steps to redevelop all commonly owned parcels. Refer to Response to Comment No. A3-2 for a discussion of the Project evaluated in the Draft EIR and the claim of piecemealing

This response fails to address: 1) the common ownership of at least 4 vacant lots; 2) that it is reasonably foreseeable, indeed extremely likely, that at least those 4 lots will be developed as one; 3) the prior submission of a large project that included these 4 lots; 4) the common applicant for the demolition permits; 5) the subsequent acquisition of additional contiguous parcels of land; 6) the subsequent demolition at the additional contiguous parcels of land; 7) common landscaping, fencing, and maintenance; and 8) common sense and experience. The response is inconsistent with the holding in *Bozung v. Local Agency Formation Com*. (1975) 13 Cal.3d 263. The Response also fails to address the fact that without a present commitment to dedicated open space as the end use, a vacant lot can only ever be an interim step towards re-development, however uncertain the form may be. This fact inherently supports the argument that consideration only of the demolition impacts is improper piecemealing.

Comment No. B2-23
This constitutes one foreseeable component of the "redevelopment of the assemblage" and must be described as a necessary component of the project description.

Response to Comment No. B2-23
The Project does not involve the adjacent and nearby parcels that are currently zoned for parking. It would constitute impermissible speculation as to the type of a future project that may eventually be developed at the Project Site

(See above)

The facts allow an inference that the applicant is deliberately seeking to avoid a full and transparent consideration of all of the environmental facts raised by the demolition of the Barry Building as the last piece in a much larger re-development project. Does the "rule of reason" requirement in the development of the range of alternatives and the requirement to use "reasonably foreseeable" change, i.e., enlarge, the duty to conceptualize projects that might otherwise arguably be called speculation? For example, wouldn't an alternative location involve some degree of speculation? Yet commonly it is one of the alternatives considered. Here there are multiple facts that support the argument that development of the Site as a part of an assemblage is more reasonably foreseeable than development of the Site alone.

Comment No. B2-26
The evidence submitted in the comments to the NOP shows that a very reasonable presumption can be drawn that the Green Hollow project, or some variation of it, has never been abandoned . . . . The record demonstrates that only the specific application for it was symbolically withdrawn. This is confirmed because advancing that project has proceeded step by step since 2013 with serial demolition permits issued and demolitions achieved.

Response to Comment No. B2-26
Submittal of a complete application makes this matter "ripe" for action by the City.

There was no response to the facts established in the comment and therefore they are now a part of the record that raise adverse impacts to the environment as set forth herein and also constitute a rejoinder to the applicant's several false contentions that the demolition constitutes the full extent of the action required for environmental review for impacts. As argued in a supplemental letter regarding deficiencies in the Alternatives Analysis, the facts support the argument that the project is not ripe for review in part because the applicant has not exhausted administrative remedies that are provided in the Soft Story Ordinance and well supported by the facts already established in the record for this application.

Response to Comment No. B2-26

The comment states that there is a likelihood that the Applicant intends to develop an assemblage of parcels and also references the previous Green Hollow Square Project, which was formally withdrawn in 2013. Refer to Response to Comment No. A3-2 for a discussion of the Project evaluated in the Draft EIR and the claim of piecemealing. Also, the Applicant has submitted a complete application for a permit for demolition of the Barry Building. Submittal of a complete application makes this matter "ripe" for action by the City.

The Applicant stated that the requested Demolition Permit is not part of a new development project. That statement does not make it so. By definition, that is informed by common sense and extensive experience, the demolition of the Site is an interim step in the process of redevelopment of the Site. The only fact that would make the applicant's representation true is if the permit included a commitment to dedicate the Site to open space. As discussed more fully in the separate letter regarding the deficient alternative analysis, the four chosen alternatives demonstrate the applicant knows the Project is not ripe for review because each of the four alternatives contain a reactivation of the Site. This comparison is of apples to oranges. Alternatives that include redevelopment cannot be compared with the Project that does not provide for redevelopment.

Comment No. A3-5

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.

There was no response to the facts established in the comment and therefore they are now established facts as a part of the record.

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." 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. Reasonable alternatives must be considered "even if they substantially impede the project or are more costly." Likewise, findings of alternative feasibility or infeasibility must be supported by substantial evidence.

There was no response to the contentions that involve the limitation of infeasibility, including economic infeasibility applied to the identification of a range of reasonable alternatives. The DEIR simply states, absent authority, there is no duty to examine economic feasibility of the alternatives.

Comment No. B2-4
The currently proposed demolition of the Barry Building is demonstrably the last step in the deliberate and calculated pattern of removal of several buildings (described herein) from several adjacent parcels intended to constitute an assemblage of parcels ("Assemblage") for the purpose of creating one very large empty piece of property (the "Undisclosed Project.")
If the Ultimate Project is not currently foreseeable, . . . then it must be concluded that the time for consideration of . . . the Current Project is not ripe

There was no response to this specific contention. The only response was an insistence that the application applies only to the Site as a stand-alone piece of real property. This contention is not reasonably foreseeable. Additionally, it is materially inconsistent with the significant number of facts in the record that strongly suggest that the insistence is untrue, or at least an intentional manipulation to avoid the mandates of CEQA.

Comment No. B2-5
. . . supposed grounds for seeking the demolition of the Barry Building and replacing it with a vacant lot for an indeterminant amount of time . . .

Response to Comment No. B2-5
The Soft Story Ordinance does not exclude buildings that are HCMs designated under the City's Cultural Heritage Ordinance. Section 91.9308 of the Soft Story Ordinance provides only that "Qualified historical buildings shall comply with requirements of the California Historical Building Code established under Part 8, Title 24 of The California Code of Regulations." Refer to Responses to Comment Nos. A3-5 and B2-17 for a discussion of why that provision is not a statutory exclusion of historical buildings from the Soft Story Ordinance.

The undersigned concedes that Section 91.9308 is not an exclusion from the Soft Story Ordinance of a qualified historical building. It is however, the sole governing authority by which the Barry Building must comply with the Soft Story Ordinance. The Notice to Comply was not issued under the authority of Section 91.9308. It is invalid. It is void *ab initio*. Under Section 91.9308, the time limits imposed by Section 91.9305.1 do not apply. The artificial time limits the applicant relies on to "force" the demolition is not supported by the authority applicable to the Barry Building.

Comment No. B2-14
The successful combination of design, scale, landscaping and pedestrian accessibility, often rare with mld-20th century commercial buildings

The Barry Building offers a ". . . *successful combination of design, scale, landscaping and pedestrian accessibility, often rare with mld-20th century commercial buildings."* These are the key elements of the San Vicente Scenic Corridor Specific Plan and therefore the removal of the Barry Building, strikes at the heart of the purposes stated in the Specific Plan. The Response

does not disagree with the statement of these qualities or their rarity in *". . . mld-20th century commercial buildings. . ."* and thus this characterization is established as fact in the record. The undersigned argues that the rule of reason for choosing the range of reasonable alternatives must incorporate these qualities. How else is consideration given to the choice of demolition versus preservation?

Response To Comment No. B2-31

The Soft Story Ordinance requires the Owner of subject buildings to either seismically retrofit or demolish the building by a specified date. Mothballing the building for years is inconsistent with that statutory compliance date. . . . Accordingly, the Draft EIR properly rejected the mothballing alternative, as discussed on page V-4 of the Draft EIR as well as in the memo included as Draft EIR Appendix H-1.

This is an inaccurate assessment of the requirements of the Soft Story Ordinance on two separate grounds:

1) The Section 91. 9306.5 of the Soft Story Ordinance allows for the application for a "slight modification" without defining the limits of "slight." Under the totally unique circumstances presented here, [1] even if the compliance date applied to the Barry building, which the undersigned has argued is not the case, then an exception quite possibly could be granted to change the compliance date; and

[1] 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 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.

2) Section 91.9308 takes the historical and culturally significant Barry Building outside of the scope of Section 91.9305.1 including the time period in which demolition is required of other buildings

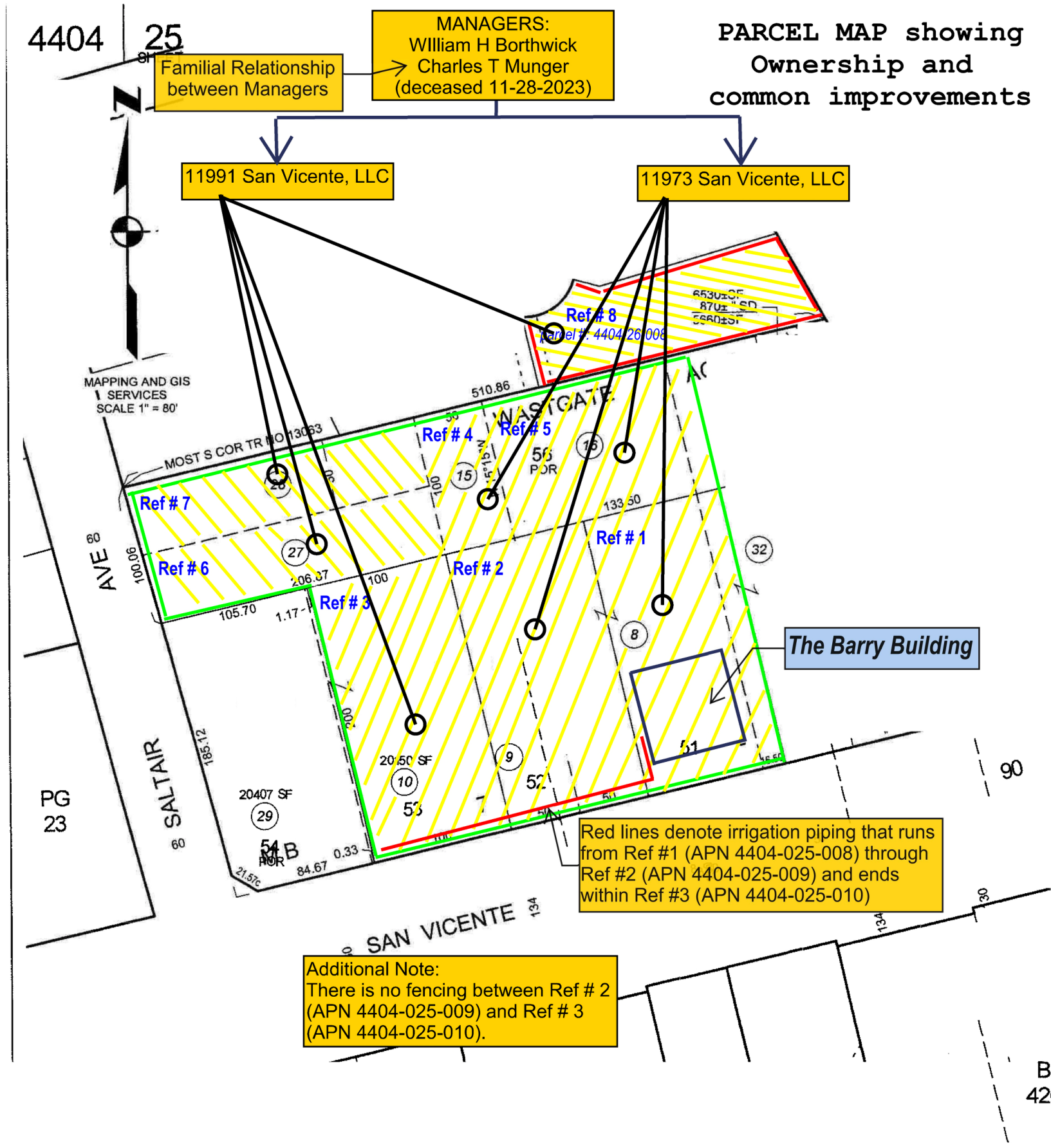
Since the goal of the Soft Story Ordinance is renovation for earthquakes and not urban renewal by wholesale demolition, and setting aside for discussion purposes the contention that the Order to Comply is void *ab initio*, then mothballing under Sections 91.9306 and/or 91.9308 are potential options for compliance with the Soft Story Ordinance that cannot be ruled out notwithstanding the false and artificial reliance on the time limits applicable under 91.9305.1.

Further rebutting this Response to Comments, the evidence shows that during the period after the Order to Comply was issued, the applicant continued to apply for and receive demolition permits, and remove the buildings on those properties. These facts demonstrate a conscious disregard for the notion of preserving the Barry Building and support the conclusion that the applicant has attempted to game the system to destroy an historically and culturally significant resource of prime value to the San Vicente Corridor; the community of architects, designers, historians, etc,; the community at large, and the public. Deliberately avoiding the alternative of preservation based on a pretense prevents a finding the DEIR considered a range of reasonable alternatives. The false implication here is that mothballing for up to a number of years is infeasible. This conclusion was developed to support a rejection of mothballing as an alternative. But the statement of infeasibility is not supported by the evidence. No such assumption can be relied on before the applicant has exhausted the effort to obtain relief from the time limits the applicant states is governing this case.

Respectfully submitted,
/s/ Corin Kahn
Corin L. Kahn
Corin L. Kahn, Esq (SBN 119201)
Attorney for The Blue Family

cc:
Clients
Councilmember Tracy Park, CD 11 Councilmember.Park@lacity.org
Jeff Khau, Planning Deputy CD 11 Jeff.Khau@lacity.org
Cultural Heritage Commission chc@lacity.org
Veronica Lopez (LADBS Commission) Veronica.Lopez@lacity.org

ATTACHMENT
1


PARCEL MAP showing Ownership and common improvements
MANAGERS:
WIlliam H Borthwick
Charles T Munger
(deceased 11-28-2023)
Familial Relationship between Managers
11991 San Vicente, LLC
11973 San Vicente, LLC
Ref # 8
parcel #: 4404-26-008
Ref # 4
Ref # 5
Ref # 7
Ref # 6
Ref # 3
Ref # 2
Ref # 1
The Barry Building
Red lines denote irrigation piping that runs from Ref #1 (APN 4404-025-008) through Ref #2 (APN 4404-025-009) and ends within Ref #3 (APN 4404-025-010)
Additional Note:
There is no fencing between Ref # 2 (APN 4404-025-009) and Ref # 3 (APN 4404-025-010).
MAPPING AND GIS SERVICES
SCALE 1" = 80'
MOST S COR TR NO 13063
WASTGATE
SALTAIR AVE
SAN VICENTE
PG 23
4404
25
90

ATTACHMENT
2

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

Property Detail Report

For Property Located At :
11973 SAN VICENTE BLVD, LOS ANGELES, CA 90049-5098

CoreLogic RealQuest

Owner Information **Bldg Card: 000 of 002**

Owner Name:	11973 SAN VICENTE LLC
Mailing Address:	PO BOX 55007, LOS ANGELES CA 90055-2007 B900 C/O CHARLES T MUNGER
Vesting Codes:	/ /

Location Information

Legal Description:	WESTGATE ACRES SW 83.5 FT OF LOT 51 AND NE 50 FT OF LOT 52		
County:	LOS ANGELES, CA	APN:	4404-025-008
Census Tract / Block:	2640.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	WESTGATE ACRES
Legal Book/Page:	134-96	Map Reference:	41-C3 /
Legal Lot:	52	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C06	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/27/2017 / 04/20/2017	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	467331		

Last Market Sale Information

Recording/Sale Date:	01/11/2007 / 12/26/2006	1st Mtg Amount/Type:	/
Sale Price:	$14,443,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	60468	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	$602.29
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	CHICAGO TITLE CO		
Lender:			
Seller Name:	BARRY FAMILY TRUST		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	1951 /	Total Rooms/Offices		Garage Area:	
Gross Area:	23,981	Total Restrooms:	2	Garage Capacity:	
Building Area:	23,981	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC4	Acres:	0.61	County Use:	STORE & OFFICE (1200)
Lot Area:	26,586	Lot Width/Depth:	x	State Use:	
Land Use:	STORES & OFFICES	Res/Comm Units:	33 / 32	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$5,167,163	Assessed Year:	2022	Property Tax:	$62,272.85
Land Value:	$4,442,799	Improved %:	14%	Tax Area:	67
Improvement Value:	$724,364	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	$5,167,163				

Property Detail Report

For Property Located At :
11977 SAN VICENTE BLVD, LOS ANGELES, CA 90049-5003

CoreLogic RealQuest

Owner Information

Owner Name:	**11973 SAN VICENTE LLC**
Mailing Address:	**PO BOX 55007, LOS ANGELES CA 90055-2007 B900 C/O CHARLES T MUNGER**
Vesting Codes:	/ /

Location Information

Legal Description:	**WESTGATE ACRES SW 50 FT OF LOT 52**		
County:	LOS ANGELES, CA	APN:	4404-025-009
Census Tract / Block:	2640.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	WESTGATE ACRES
Legal Book/Page:	134-96	Map Reference:	41-B3 /
Legal Lot:	52	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C06	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/27/2017 / 04/20/2017	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	467331		

Last Market Sale Information

Recording/Sale Date:	01/11/2007 / 12/26/2006	1st Mtg Amount/Type:	/
Sale Price:	$14,443,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	60468	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTI
Title Company:	CHICAGO TITLE CO		
Lender:			
Seller Name:	BARRY FAMILY TRUST		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC4	Acres:	0.23	County Use:	VACANT RESIDENTIAL (010V)
Lot Area:	9,986	Lot Width/Depth:	x	State Use:	
Land Use:	COMMERCIAL (NEC)	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$2,933,089	Assessed Year:	2022	Property Tax:	$34,235.18
Land Value:	$2,933,089	Improved %:		Tax Area:	67
Improvement Value:		Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	$2,933,089				

Property Detail Report

For Property Located At :
11991 SAN VICENTE BLVD, LOS ANGELES, CA 90049-5003

CoreLogic RealQuest

Owner Information

Owner Name:	**11991 SAN VICENTE LLC**
Mailing Address:	**PO BOX 55007, LOS ANGELES CA 90055-2007 B900 C/O CHARLES T MUNGER**
Vesting Codes:	/ /

Location Information

Legal Description:	**WESTGATE ACRES LOT 53 AND LOT COM AT MOST E COR OF LOT 54 TH S 76 43' W 0.33 FT TH NW TO NW LINE OF SD LOT TH NE THEREON 1.17 FT TO MOST N COR OF SD LOT TH SE 200 FT TO BEG PART OF LOT 54**		
County:	LOS ANGELES, CA	APN:	4404-025-010
Census Tract / Block:	2640.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	WESTGATE ACRES
Legal Book/Page:	134-96	Map Reference:	41-B3 /
Legal Lot:	54	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C06	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/27/2017 / 04/20/2017	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	467330		

Last Market Sale Information

Recording/Sale Date:	11/17/2006 / 10/20/2006	1st Mtg Amount/Type:	/
Sale Price:	$10,576,000	1st Mtg Int. Rate/Type:	/
Sale Type:	UNKNOWN	1st Mtg Document #:	
Document #:	2554850	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:	CHICAGO TITLE CO		
Lender:			
Seller Name:	BONNER RICHARD 1998 TRUST		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC4	Acres:	0.47	County Use:	VACANT RESIDENTIAL (010V)
Lot Area:	20,421	Lot Width/Depth:	x	State Use:	
Land Use:	COMMERCIAL (NEC)	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$6,145,068	Assessed Year:	2022	Property Tax:	$71,666.62
Land Value:	$6,145,068	Improved %:		Tax Area:	67
Improvement Value:		Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	$6,145,068				

Property Detail Report

For Property Located At :
,, CA

CoreLogic RealQuest

Owner Information

Owner Name:	11973 SAN VICENTE LLC
Mailing Address:	PO BOX 55007, LOS ANGELES CA 90055-2007 B900 C/O CHARLES T MUNGER
Vesting Codes:	/ /

Location Information

Legal Description:	WESTGATE ACRES LOT COM N 76 43' E 206.87 FT FROM MOST S COR OF LOT 56 TH N 76 43' E 50 FT WITH A UNIFORM DEPTH OF 100 FT N 15 15' W PART OF LOT 56		
County:	LOS ANGELES, CA	APN:	4404-025-015
Census Tract / Block:	2640.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	WESTGATE ACRES
Legal Book/Page:	134-96	Map Reference:	41-C3 /
Legal Lot:	56	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C06	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/27/2017 / 04/20/2017	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	467331		

Last Market Sale Information

Recording/Sale Date:	01/11/2007 / 12/26/2006	1st Mtg Amount/Type:	/
Sale Price:	$14,443,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	60468	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	$2,888.70
New Construction:		Multi/Split Sale:	MULTI
Title Company:	CHICAGO TITLE CO		
Lender:			
Seller Name:	BARRY FAMILY TRUST		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	1948 / 1980	Total Rooms/Offices		Garage Area:	
Gross Area:	5,000	Total Restrooms:		Garage Capacity:	
Building Area:	5,000	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAP	Acres:	0.11	County Use:	PARKING LOT (2700)
Lot Area:	5,003	Lot Width/Depth:	50 x 100	State Use:	
Land Use:	PARKING LOT	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$1,340,075	Assessed Year:	2022	Property Tax:	$15,845.11
Land Value:	$1,334,043	Improved %:		Tax Area:	67
Improvement Value:	$6,032	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	$1,340,075				

Property Detail Report

For Property Located At :
,, CA

CoreLogic RealQuest

Owner Information

Owner Name:	**11973 SAN VICENTE LLC**
Mailing Address:	**PO BOX 55007, LOS ANGELES CA 90055-2007 B900 C/O CHARLES T MUNGER**
Vesting Codes:	/ /

Location Information

Legal Description:	**WESTGATE ACRES LOT COM N 76 43' E 256.87 FT FROM MOST S COR OF LOT 56 TH N 76 43' E 133.50 FT WITH A UNIFORM DEPTH OF 100 FT TH N 15 15' W PART OF LOT 56**		
County:	LOS ANGELES, CA	APN:	4404-025-016
Census Tract / Block:	2640.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	WESTGATE ACRES
Legal Book/Page:	134-96	Map Reference:	41-C3 /
Legal Lot:	56	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C06	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/27/2017 / 04/20/2017	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	467331		

Last Market Sale Information

Recording/Sale Date:	01/11/2007 / 12/26/2006	1st Mtg Amount/Type:	/
Sale Price:	$14,443,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	60468	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	$1,803.18
New Construction:		Multi/Split Sale:	MULTI
Title Company:	CHICAGO TITLE CO		
Lender:			
Seller Name:	BARRY FAMILY TRUST		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	1951 / 1951	Total Rooms/Offices		Garage Area:	
Gross Area:	8,010	Total Restrooms:		Garage Capacity:	
Building Area:	8,010	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAP	Acres:	0.30	County Use:	PARKING LOT (2700)
Lot Area:	13,234	Lot Width/Depth:	x	State Use:	
Land Use:	PARKING LOT	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$2,439,307	Assessed Year:	2022	Property Tax:	$29,007.03
Land Value:	$2,438,707	Improved %:		Tax Area:	67
Improvement Value:	$600	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	$2,439,307				

Property Detail Report

For Property Located At :
644 S SALTAIR AVE, LOS ANGELES, CA 90049-4138

CoreLogic RealQuest

Owner Information

Owner Name:	11991 SAN VICENTE LLC
Mailing Address:	PO BOX 55007, LOS ANGELES CA 90055-2007 B900 C/O CHARLES T MUNGER
Vesting Codes:	/ /

Location Information

Legal Description:	WESTGATE ACRES LOT COM AT SW COR OF LOT 56 TH N 15 15' W TO A LINE PARALLEL WITH AND DIST SE AT R/A 50 FT FROM SE LINE OF TRACT NO 13063 TH NE ON SD PARALLEL LINE TO NW PROLONGATION OF NE BEG PART OF LOT 56

County:	LOS ANGELES, CA	APN:	4404-025-027
Census Tract / Block:	2640.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	13063
Legal Book/Page:	134-96	Map Reference:	41-B3 /
Legal Lot:	56	Tract #:	13063
Legal Block:		School District:	LOS ANGELES
Market Area:	C06	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/27/2017 / 04/20/2017	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	467330		

Last Market Sale Information

Recording/Sale Date:	06/09/1989 / 06/1989	1st Mtg Amount/Type:	/
Sale Price:	$900,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	935042	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	ZIFF RAYMOND		

Prior Sale Information

Prior Rec/Sale Date:	05/1973 /	Prior Lender:	
Prior Sale Price:	$77,500	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:		Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:		Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	/	Basement Type:		Air Cond:	
Year Built / Eff:	/	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LARS	Acres:	0.24	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	10,387	Lot Width/Depth:	50 x 207	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	$1,826,201	Assessed Year:	2022	Property Tax:	$21,591.68
Land Value:	$1,826,201	Improved %:		Tax Area:	67
Improvement Value:		Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	$1,826,201				

Property Detail Report

For Property Located At :
642 S SALTAIR AVE, LOS ANGELES, CA 90049-4138

CoreLogic RealQuest

Owner Information

Owner Name:	11991 SAN VICENTE LLC
Mailing Address:	PO BOX 55007, LOS ANGELES CA 90055-2007 B900 C/O CHARLES T MUNGER
Vesting Codes:	/ /

Location Information

Legal Description:	WESTGATE ACRES LOT COM AT MOST S COR OF TRACT NO 13063 TH S 15 15' E TO A LINE PARALLEL WITH AND DIST SE AT R/A 50 FT FROM SE LINE OF SD TR TH NE ON SD PARALLEL LINE TO NW PROLONGATION OF NE LOT 56

County:	LOS ANGELES, CA	APN:	4404-025-028
Census Tract / Block:	2640.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	13063
Legal Book/Page:	134-96	Map Reference:	41-B3 /
Legal Lot:	56	Tract #:	13063
Legal Block:		School District:	LOS ANGELES
Market Area:	C06	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/27/2017 / 04/20/2017	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	467330		

Last Market Sale Information

Recording/Sale Date:	10/24/1986 / 10/1986	1st Mtg Amount/Type:	/
Sale Price:	$500,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1442719	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	ZIFF RAYMOND		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:		Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:		Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	/	Basement Type:		Air Cond:	
Year Built / Eff:	/	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LARS	Acres:	0.24	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	10,486	Lot Width/Depth:	50 x 160	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	$1,453,059	Assessed Year:	2022	Property Tax:	$17,266.75
Land Value:	$1,453,059	Improved %:		Tax Area:	67
Improvement Value:		Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	$1,453,059				

ATTACHMENT
3

ATTACHMENT 4:

11991 San Vicente, LLC and 11973 San Vicente, LLC

The images below, showing 11991 San Vicente Blvd (APN 4404-025-010) and 11973 San Vicente Blvd (APN 4404-025-009), provide a clear view that there is **no fence separating these two parcels.**







The images below show the irrigation running from APN 4404-025-008 through AP 4404-025-010:







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

ziggykruse2005@yahoo.com Ziggy Kruse Tuesday, March 5, 2024 at 2:20:50 PM Pacific Standard Time
To: ziggykruse2005@yahoo.com Ziggy Kruse
To: mindy.nguyen@lacity.org Mindy Nguyen
Cc: councilmember.park@lacity.org Councilmember Park, jeff.khau@lacity.org Jeff Khau, chc@lacity.org Planning CHC, veronica.lopez@lacity.org Veronica Lopez, clkesq@outlook.com Esq. Coryn Kahn

Dear Ms. Nguyen:

Please add the attached document to Case No. ***ENV-2019-6645- EIR***; SCH 2020110264; 11973 San Vicente Blvd; Los Angeles, CA 90049.

Please confirm receipt of this email and the attachment. Thank you.

(Submitted on behalf for Mr. Corin Khan / The Blue Family)

Attachments:

2024-03-05_Corin Kahn's SUPPLEMENTAL Comments_ENV-2019-6645- EIR_11973 San Vicente Blvd; Los Angeles, CA 90049.pdf 249k

Mindy.Nguyen@lacity.org Mindy Nguyen Tuesday, March 5, 2024 at 2:24:28 PM Pacific Standard Time
To: ziggykruse2005@yahoo.com Ziggy Kruse
Cc: councilmember.park@lacity.org Councilmember Park, jeff.khau@lacity.org Jeff Khau, chc@lacity.org Planning CHC, veronica.lopez@lacity.org Veronica Lopez, clkesq@outlook.com Esq. Coryn Kahn

Hi Ziggy,

Confirming receipt.

Thank you.

On Tue, Mar 5, 2024 at 2:20 PM Ziggy Kruse <ziggykruse2005@yahoo.com> wrote:

> Dear Ms. Nguyen:
>
> Please add the attached document to Case No. ***ENV-2019-6645- EIR***; SCH 2020110264; 11973 San Vicente Blvd; Los Angeles, CA 90049.
>
> Please confirm receipt of this email and the attachment. Thank you.
>
> **(Submitted on behalf for Mr. Corin Khan / The Blue Family)**

--

LOS ANGELES CITY PLANNING

Mindy Nguyen
Pronouns: She, Hers, Her
Senior City Planner | Major Projects
Los Angeles City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
T: (213) 833-8093 | Planning4LA.org
E-NEWS

Thomas Safran: Supplemental letter in support for demolition of Barry Building (11973 - 11975 San Vicente Blvd)

ladbs_commissionoffice@lacity.org 'Eric Rywalski' via LADBS Commission Office Monday, October 27, 2025 at 5:56:42 PM Pacific Daylight Time
To: eric@tsahousing.com Eric Rywalski
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

Attachments:

Safran_BarryBldgLetter_Oct2025.pdf 138k

veronica.lopez@lacity.org Veronica Lopez Tuesday, October 28, 2025 at 6:34:30 AM Pacific Daylight Time
To: eric@tsahousing.com Eric Rywalski
Cc: ladbs_commissionoffice@lacity.org ladbs_commissionoffice@lacity.org

Good Morning,

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

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, Oct 27, 2025 at 5:56 PM Eric Rywalski <eric@tsahousing.com> wrote:

> 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

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

Demolition Permit Application for The Barry Building

asalimian@laconservancy.org Andrew Salimian Thursday, October 3, 2024 at 3:45:27 PM Pacific Daylight Time

To: faruk.sezer@lacity.org faruk.sezer@lacity.org
Cc: afine@laconservancy.org Adrian Fine, councilmember.park@lacity.org councilmember.park@lacity.org, Jeff.khau@lacity.org Jeff Khau, sean.silva@lacity.org Sean Silva, osama.younan@lacity.org osama.younan@lacity.org, ken.bernstein@lacity.org Ken Bernstein

To Faruk Sezer,

On behalf of the Los Angeles Conservancy, I urge that the Department of Building and Safety (DBS) to follow the Cultural Heritage Commission's recommendation to not issue a Statement of Overriding Considerations (SOC) for the proposed demolition of the historic Barry Building at 11973-11975 San Vicente Blvd.

Please see the attached letter better explaining our position in more detail. We do appreciate LADBS' thoughtfulness in handling this novel case, and hope the right outcome can be reached. If you have any questions for us, feel free to reach out directly to me.

Andrew Salimian

Director of Advocacy

Los Angeles Conservancy

(213) 430-4203 | asalimian@laconservancy.org

Pronouns: He/Him

laconservancy.org

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Attachments:

Barry_Building_Letter_to_LADBS-LAC.pdf 345k

faruk.sezer@lacity.org Faruk Sezer Friday, October 4, 2024 at 8:26:53 AM Pacific Daylight Time
To: kenneth.fong@lacity.org Kenneth Fong, hector.buitrago@lacity.org Hector Buitrago, Devin.Myrick@lacity.org Devin Myrick

Good morning Everyone,
FYI
an opposition letter from Andrew Salimian with the Los Angeles Conservancy in regards to SOC(statement overriding consideration),
The letter simply opposes the demolition of the building.

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

---------- Forwarded message ---------
From: **Andrew Salimian** <asalimian@laconservancy.org>
Date: Thu, Oct 3, 2024 at 3:45 PM
Subject: Demolition Permit Application for The Barry Building
To: faruk.sezer@lacity.org <faruk.sezer@lacity.org>
Cc: Adrian Fine <afine@laconservancy.org>, councilmember.park@lacity.org <councilmember.park@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>, osama.younan@lacity.org <osama.younan@lacity.org>, Ken Bernstein <ken.bernstein@lacity.org>

To Faruk Sezer,

On behalf of the Los Angeles Conservancy, I urge that the Department of Building and Safety (DBS) to follow the Cultural Heritage Commission's recommendation to not issue a Statement of Overriding Considerations (SOC) for the proposed demolition of the historic Barry Building at 11973-11975 San Vicente Blvd.

Please see the attached letter better explaining our position in more detail. We do appreciate LADBS' thoughtfulness in handling this novel case, and hope the right outcome can be reached. If you have any questions for us, feel free to reach out directly to me.

Andrew Salimian

Director of Advocacy

Los Angeles Conservancy

(213) 430-4203 | asalimian@laconservancy.org

Pronouns: He/Him

laconservancy.org

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Attachments:

Barry_Building_Letter_to_LADBS-LAC.pdf 345k

---

faruk.sezer@lacity.org Faruk Sezer Friday, October 4, 2024 at 8:28:05 AM Pacific Daylight Time
To: asalimian@laconservancy.org Andrew Salimian

Andrew,
I received your email and forward it to +Devin Myrick new GCR coordinators.

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 Thu, Oct 3, 2024 at 3:45 PM Andrew Salimian <asalimian@laconservancy.org> wrote:

> To Faruk Sezer,
>
> On behalf of the Los Angeles Conservancy, I urge that the Department of Building and Safety (DBS) to follow the Cultural Heritage Commission's recommendation to not issue a Statement of Overriding Considerations (SOC) for the proposed demolition of the historic Barry Building at 11973-11975 San Vicente Blvd.
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> Please see the attached letter better explaining our position in more detail. We do appreciate LADBS' thoughtfulness in handling this novel case, and hope the right outcome can be reached. If you have any questions for us, feel free to reach out directly to me.
>
> ## Andrew Salimian
>
> Director of Advocacy
>
> Los Angeles Conservancy
>
> (213) 430-4203 | asalimian@laconservancy.org
>
> Pronouns: He/Him
>
> laconservancy.org
>
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Devin.Myrick@lacity.org Devin Myrick Friday, October 4, 2024 at 10:19:06 AM Pacific Daylight Time
To: faruk.sezer@lacity.org Faruk Sezer

Received thank you.

Devin Myrick, PSHRA-SCP
Asst. Deputy Superintendent of Bldg.
Government & Community Relations
City of Los Angeles Department of Building and Safety
201 N Figueroa St.
Los Angeles, Ca 90012
(213) 792-8291

On Fri, Oct 4, 2024 at 8:27 AM Faruk Sezer <faruk.sezer@lacity.org> wrote:
Good morning Everyone,
FYI
an opposition letter from Andrew Salimian with the Los Angeles Conservancy in regards to SOC(statement overriding consideration),
The letter simply opposes the demolition of the building.

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

---------- Forwarded message ---------
From: **Andrew Salimian** <asalimian@laconservancy.org>
Date: Thu, Oct 3, 2024 at 3:45 PM
Subject: Demolition Permit Application for The Barry Building
To: faruk.sezer@lacity.org <faruk.sezer@lacity.org>
Cc: Adrian Fine <afine@laconservancy.org>, councilmember.park@lacity.org <councilmember.park@lacity.org>, Jeff Khau <Jeff.khau@lacity.org>, Sean Silva <sean.silva@lacity.org>, osama.younan@lacity.org <osama.younan@lacity.org>, Ken Bernstein <ken.bernstein@lacity.org>

To Faruk Sezer,

On behalf of the Los Angeles Conservancy, I urge that the Department of Building and Safety (DBS) to follow the Cultural Heritage Commission's recommendation to not issue a Statement of Overriding Considerations (SOC) for the proposed demolition of the historic Barry Building at 11973-11975 San Vicente Blvd.

Please see the attached letter better explaining our position in more detail. We do appreciate LADBS' thoughtfulness in handling this novel case, and hope the right outcome can be reached. If you have any questions for us, feel free to reach out directly to me.

Andrew Salimian

Director of Advocacy

Los Angeles Conservancy

(213) 430-4203 | asalimian@laconservancy.org

Pronouns: He/Him

laconservancy.org

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---

asalimian@laconservancy.org Andrew Salimian

Friday, October 4, 2024 at 5:01:29 PM Pacific Daylight Time

To: faruk.sezer@lacity.org Faruk Sezer

Faruk,

Thank you for making that connection, it is much appreciated.

Andrew Salimian

Director of Advocacy

Los Angeles Conservancy

(213) 430-4203 | asalimian@laconservancy.org

Pronouns: He/Him

laconservancy.org

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From: Faruk Sezer <faruk.sezer@lacity.org>
Sent: Friday, October 4, 2024 8:28 AM
To: Andrew Salimian <asalimian@laconservancy.org>
Subject: Re: Demolition Permit Application for The Barry Building

Andrew,

I received your email and forward it to +Devin Myrick new GCR coordinators.

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 Thu, Oct 3, 2024 at 3:45 PM Andrew Salimian <asalimian@laconservancy.org> wrote:

> To Faruk Sezer,
>
> On behalf of the Los Angeles Conservancy, I urge that the Department of Building and Safety (DBS) to follow the Cultural Heritage Commission's recommendation to not issue a Statement of Overriding Considerations (SOC) for the proposed demolition of the historic Barry Building at 11973-11975 San Vicente Blvd.

Please see the attached letter better explaining our position in more detail. We do appreciate LADBS' thoughtfulness in handling this novel case, and hope the right outcome can be reached. If you have any questions for us, feel free to reach out directly to me.

Andrew Salimian

Director of Advocacy

Los Angeles Conservancy

(213) 430-4203 | asalimian@laconservancy.org

Pronouns: He/Him

laconservancy.org

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

213 623 2489 OFFICE
213 623 3909 FAX
laconservancy.org

October 4, 2024

Faruk Sezer, P.E.
Assistant Director, Government and Community Relations
Los Angeles Department of Building and Safety
201 N. Figueroa St.
Los Angeles, CA 90012
Faruk.Sezer@lacity.org

Re: Demolition Permit Application for The Barry Building, located at 11973 West San Vicente Boulevard, Los Angeles Historic Cultural Monument No. 887

Dear Faruk Sezer,

On behalf of the Los Angeles Conservancy, I urge that the Department of Building and Safety (DBS) to follow the Cultural Heritage Commission's recommendation to not issue a Statement of Overriding Considerations (SOC) for the proposed demolition of the historic Barry Building at 11973-11975 San Vicente Blvd.

The Barry Building has been a listed Los Angeles Historic-Cultural Monument (HCM) since 2007. It is significant under Criterion 1 as the longtime home of Dutton's Brentwood Bookstore, a symbol of the Los Angeles literary scene and legacy business, that contributed to the growth and development of the San Vicente commercial corridor in Brentwood, and Criterion 3 as an excellent example of International Style architecture.

We concur with the Office of Historic Resource's staff report that the EIR was completed in compliance with CEQA and appropriate to certify. The EIR found that demolition permit of the Barry Building would constitute significant unavoidable adverse impacts, both from the loss of a historic resource and the proposed project's conflicts with the goals, objectives, and policies of both the General Plan Conservation Element and the Brentwood-Pacific Palisades Community Plan. The EIR identifies preservation alternatives and an environmentally superior alternative that would avoid

adverse impacts and mitigate the harm to this historic resource. Unless there is a compelling reason, the environmentally superior alternative must be selected.

Therefore, the issuance of a SOC is unwarranted. Simply put, the demolition of a structurally sound HCM for a vacant lot would constitute more adverse impacts than any perceived public benefits, for this HCM and others whereby issuance of a SOC will otherwise set a dangerous precedent for Los Angeles.

The applicant offered four claims to justify demolition:

1) Removal of an existing safety hazard and seismically unsafe and noncompliant structure;
2) Removal of an attractive nuisance for vandals, transient populations, loitering, and other unlawful behavior;
3) Clear the existing property of noncompliant structures in a manner that will not preclude any future development consistent with existing zoning; and
4) Comply with the Soft-Story Ordinance, which provides for demolition at the owner's option, within the time limits as specified in the Ordinance, is the only economically feasible course of action.

We strongly dispute the applicant's claims that the benefits of the project outweigh the adverse impacts of demolition. The building is not a hazard or nuisance; it was in excellent condition until the tenants were forced to vacate in 2016 and the building owner/applicant intentionally left the Barry Building to deteriorate without providing even routine maintenance.

Soft-Story retrofitting is an economically feasible option, as evidenced by other similar buildings that have achieved this status and the staff report's findings about the limited scope of retrofit and precedent of other similar HCMs. The owner is rather *choosing* not to retrofit which is an available and viable option to address compliance with the City's Soft-Story Ordinance.

Lastly, we echo the staff report in reiterating and naming the owner as the responsible party for the vacancy and neglect of a known and designated historic building that was previously a thriving community asset. Rewarding the owner to demolish the site because of self-imposed, vacancy-related nuisances would incentivize this property owner's negligence of an historic building, as well as any other owner that chooses demolition by neglect of an HCM in the future. Further, the owner has not filed for a replacement project on the site whereby preservation alternatives can be fully evaluated and considered.

The Cultural Heritage Commission firmly opposed the demolition of this HCM for a vacant lot. Questions were raised by Commissioners Barry Milofsky and Richard Barron, two of the architects who have considerable experience with historic buildings and seismic retrofits. They specifically addressed the feasibility of retrofit, which they believe to be fairly simple and



routine, with heavily inflated numbers in question and no meaningful response provided by the applicant's team.

Adopting a SOC is not warranted in this case and sets a dangerous precedent for how the City values and protects HCMs, and could open up future neglect by owners who are noncompliant with DBS' mandatory retrofit programs. We strongly urge the DBS to reject the applicant's claims for a SOC.

If you have any questions for about the Conservancy's position, please do not hesitate to call me at (213) 430-4203 or email me at asalimian@laconservancy.org.

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,

Andrew Salimian
Director of Advocacy

cc: Councilmember Traci Park
Jeff Khau, AICP, Council District 11
Sean Silva, Council District 11
Osama Younan, LADBS
Ken Bernstein, Office of Historic Resources