



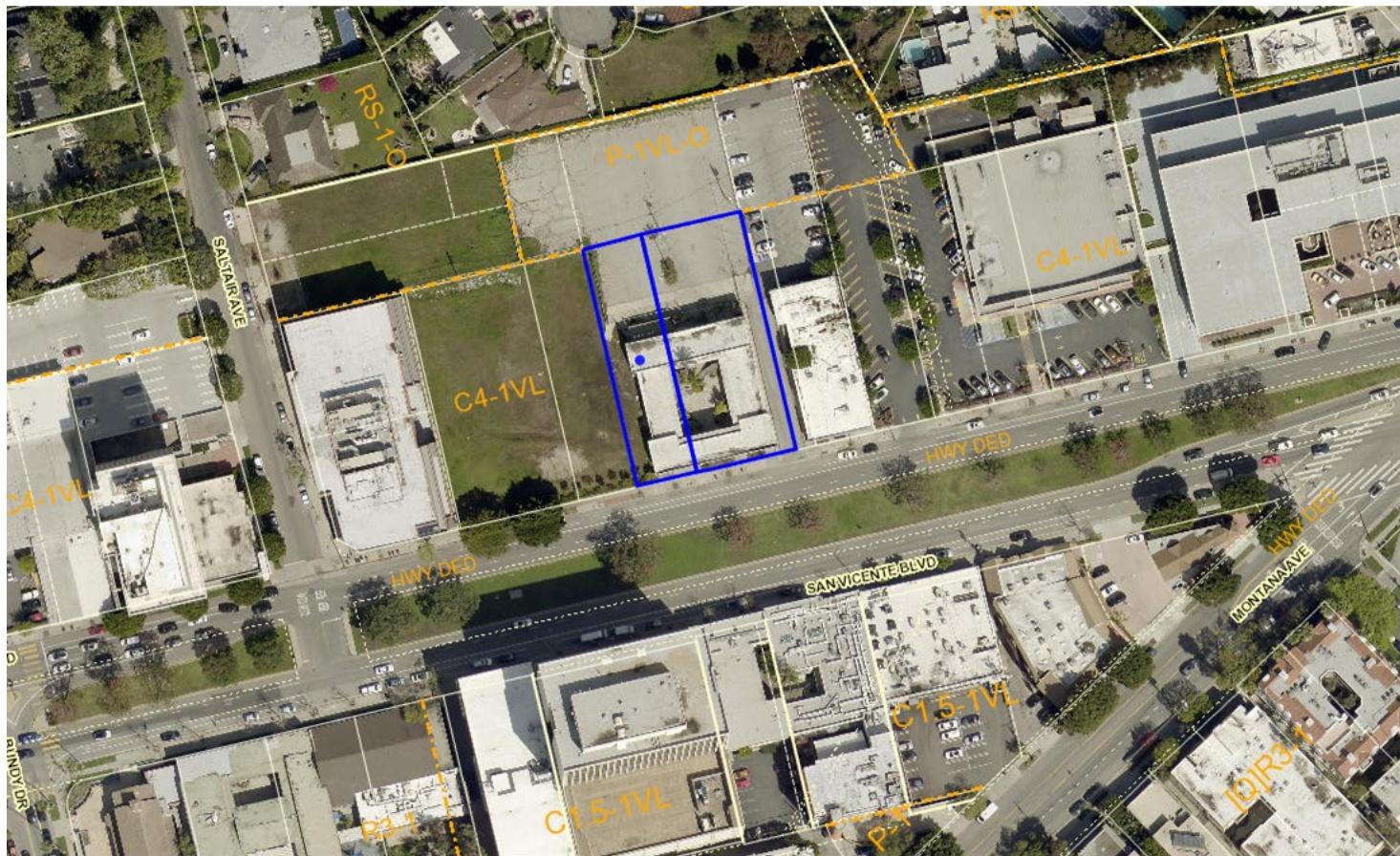
Barry Building, HCM #887 11973-11975 N. San Vicente Blvd.

CHC-2007-1585-HCM

ENV-2019-6645-EIR / SCH #2020110210

Cultural Heritage Commission
September 5, 2024





Source: ZIMAS

- Constructed in 1951
- International Style
- Architect: Milton H. Caughey (1911-1958)





Barry Building, circa 2015
Source: Google Maps



Barry Building, circa 2007

- Designated as a Los Angeles Historic-Cultural Monument in 2007
 - Criterion 1 “as the longtime home of Dutton’s Brentwood Bookstore, a symbol of Los Angeles literary scene, that contributed to the growth and development of the San Vicente commercial corridor in Brentwood;” and
 - Criterion 3 “as a distinguished example of International Style architecture.”



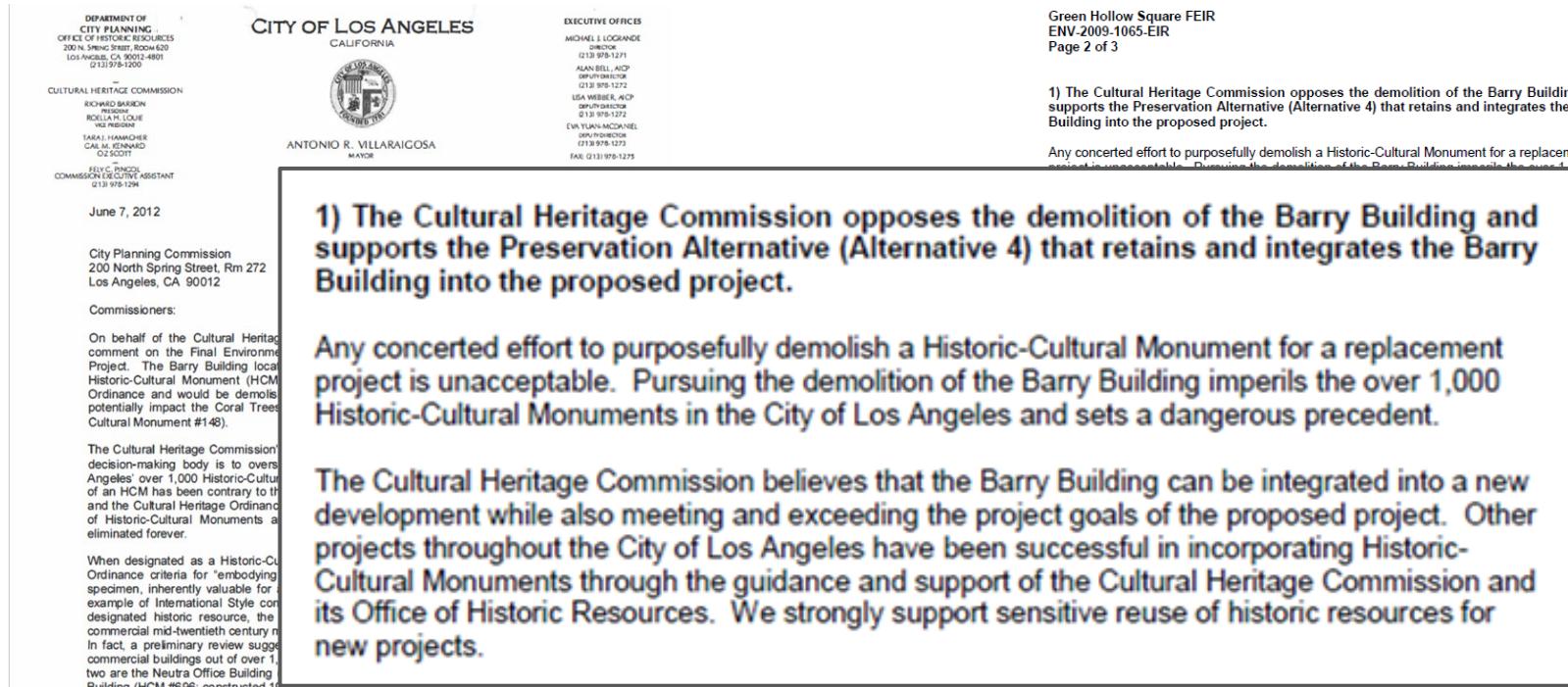
(21) Barry Building 1951

2009 Proposed Green Hollow Square Project



Source: <https://patch.com/california/brentwood/charlie-munger-withdraws-application-for-green-hollow-square-project-in-brentwood>

2009 Proposed Green Hollow Square Project



After careful review of the Draft Environmental Impact Report (DEIR) in 2011, the Cultural Heritage Commission submitted a formal communication to the Department of City Planning expressing concern over the proposed demolition and supporting an adequate preservation alternative.

After thoughtfully reviewing the FEIR and listening to testimony at scheduled public hearings, the Cultural Heritage Commission provides the following comments:

refined.

As stated in previous communications, the Cultural Heritage Commission also supports a building permit process in the future that would facilitate the construction of the proposed project under the preservation alternative. By not flagging properties beyond the existing building address, Office of Historic Resources review would be limited only to the existing building. This may potentially also permit some allowances from mandated building code upgrades, facilitating the successful reuse of the Barr Building.

Soft-Story Retrofit Program

ORDINANCE NO. 183893

An ordinance amending Divisions 93 and 95 of Article I of Chapter IX of the Los Angeles Municipal Code to establish mandatory standards for earthquake hazard reduction in existing wood-frame buildings with soft, weak, or open-front walls and existing non-ductile concrete buildings, and amending Sections 152.02, 152.04, 152.05 and 152.08 of Article 2 of Chapter XV of the Los Angeles Municipal Code to grant authority to the Rental Adjustment Commission to modify Tenant Habitability Program requirements for purposes of implementing seismic retrofit mandates.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Division 93 of Article 1 of Chapter IX of the Los Angeles Municipal Code is amended in its entirety to read as follows:

ARTICLE 1, DIVISION 93

**MANDATORY EARTHQUAKE HAZARD REDUCTION IN EXISTING WOOD-FRAME
BUILDINGS WITH SOFT, WEAK OR OPEN-FRONT WALLS**

SEC. 91.9301. PURPOSE.

The purpose of this division is to promote public welfare and safety by reducing the risk of death or injury that may result from the effects of earthquakes on existing wood-frame multi-story buildings with soft, weak or open front walls. In the Northridge Earthquake, many multi-story wood-frame buildings with tuck-under parking performed poorly and collapsed, causing the loss of human life, personal injury and property damage. It has been determined that the structural vulnerability of this building type is typically due to soft, weak or open front walls. This division creates minimum standards to mitigate hazards from these deficiencies. Adherence to these minimum standards will improve the performance of these buildings during earthquakes and reduce, but not necessarily prevent, the loss of life, injury or earthquake-related damage.

SEC. 91.9302. SCOPE.

The provisions of this division shall apply to all existing buildings of wood-frame construction, or wood-frame portions thereof, where:

1. A permit for construction of a new building was applied for before January 1, 1978, or, if no permit can be located, the structure is determined by the Department to have been built under building code standards enacted before January 1, 1978; and

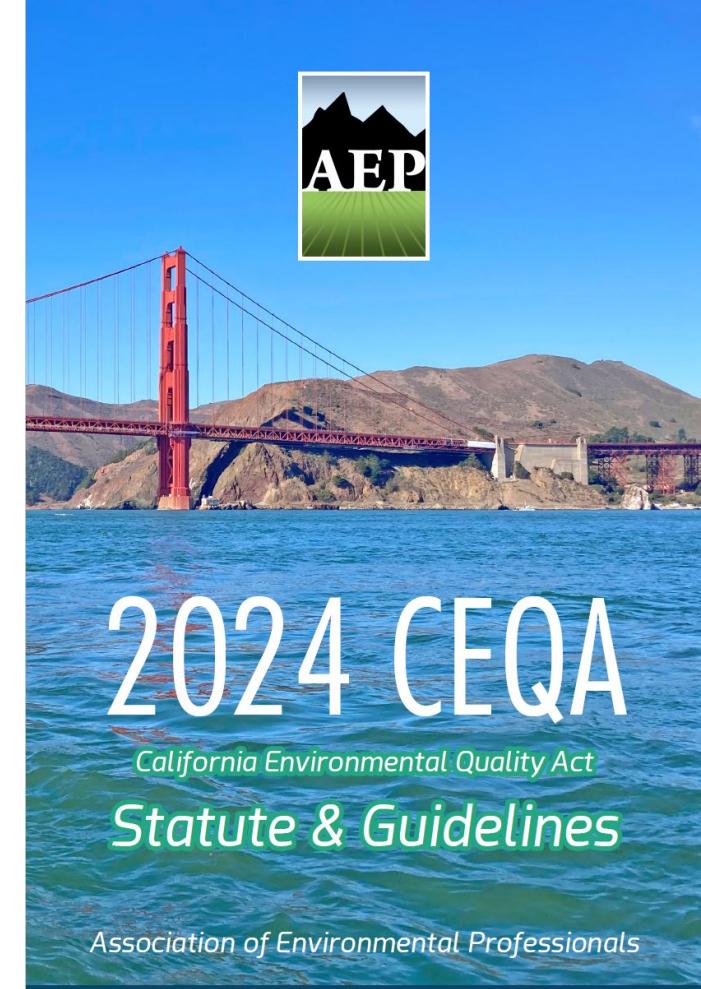


California Environmental Quality Act

What is CEQA?

California Environmental Quality Act

- Environmental protection and public disclosure law
- Disclose project impacts to the public and decision-makers
- Requires an Environmental Impact Report (EIR) when significant unavoidable impacts would occur



Environmental Impact Report (EIR)

Purpose:

- Informs public and decision makers of potential environmental impacts
- Seeks and responds to comments from public and State and local agencies

Components include:

- Initial Study
- Draft EIR
- Final EIR

Environmental Checklist

- Aesthetics
- Agriculture and Forestry
- Resources
- **Air Quality**
- Biological Resources
- **Cultural Resources**
- Geology / Soils
- **Greenhouse Gas Emissions**
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- **Land Use / Planning**
- Mineral Resources
- **Noise**
- Population / Housing
- Public Services
- Recreation
- **Transportation**
- **Tribal Cultural Resources**
- Utilities / Service Systems

Barry Building Environmental Review Timeline

Initial Study
Published
11/18/2020

Draft EIR
Published
2/21/2023

Final EIR
Published
9/11/2023

**LADBS refers
Project to CHC for
Recommendation**
9/5/2024



Topics scoped in included:

- Air Quality
- Greenhouse Gases (GHG)
- Cultural Resources
- Land Use & Planning
- Noise
- Transportation
- Tribal Cultural Resources

Remaining topics “scoped out”

Less Than Significant (LTS) Impacts:

- Air Quality
- GHG
- Transportation
- Tribal Cultural Resources

LTS Impacts with Mitigation:

- Noise

• Responded to 105 comments

- Included revisions, corrections, and additions

- If LADBS chooses to approve the demolition permit, they must certify the EIR, and adopt SOC and EIR Findings

Significant & Unavoidable Impacts:

- Cultural Resources
- Land Use & Planning

Mitigation Measures

Noise

- *Sound barriers shall be erected to reduce construction noise by 15 dBA along the N/E/W property lines*

Cultural Resources & Land Use / Planning

- *Submit documentation to meet Historic American Buildings Survey (HABS) standards*



Project Alternatives

Alternative 1 - No Project

- *Existing building remains with seismic retrofit completed on the south wing*

Alternative 2 - Preservation

- *Seismic retrofit, structural improvements, ADA upgrades*

Alternative 3 - Preservation with New Construction

- *Partial preservation/renovation, partial demo/replace w/commercial use*

Alternative 4 - Relocation

- *Dismantle building into segments, transport to location TBD, reassemble*

Statement of Overriding Considerations

In adopting an SOC, the City must have:

- *Adopted all feasible mitigation measures*
- *Rejected as infeasible the alternatives to the project,*
- *Recognized all significant, unavoidable impacts, and*
- *Balanced the benefits of the project against the project's significant and unavoidable impacts*

Statement of Overriding Considerations

- Each statement must separately and independently:
 - *Outweigh the adverse environmental impacts of the Project, and*
 - *Justify adoption of the Project and certification of the completed EIR*

Owner/Applicant Provided Overriding Considerations for Demolition Benefits

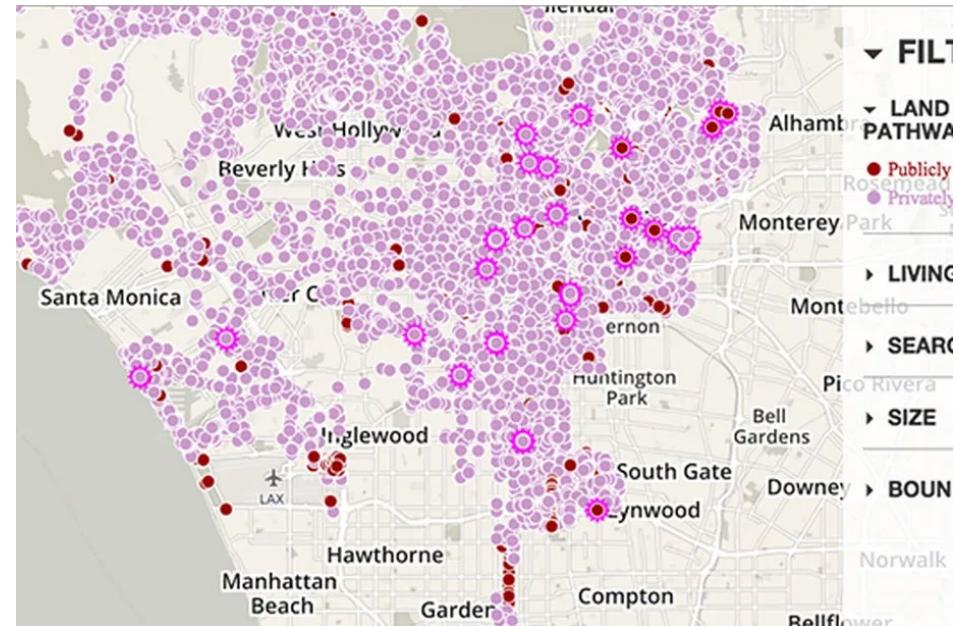
- 1. Removal of an existing safety hazard and seismically unsafe and noncompliant structure.*
 - It is still standing after 70 years.
 - It has withstood multiple significant seismic events.
 - When it was vacated in 2016, the subject building was not deemed dangerous or unfit for human habitation by LADBS nor was it slated to be condemned.

Owner/Applicant Provided Overriding Considerations for Demolition Benefits

2. *Removal of an attractive nuisance for vandals, transient populations, loitering, and other unlawful behavior.*
 - Owner created problem by voluntarily vacating the building and leaving it unoccupied for over eight years.
 - Proposed project is to create a vacant lot, which frequently contributes to additional community problems, with no benefits.

Owner/Applicant Provided Overriding Considerations for Demolition Benefits

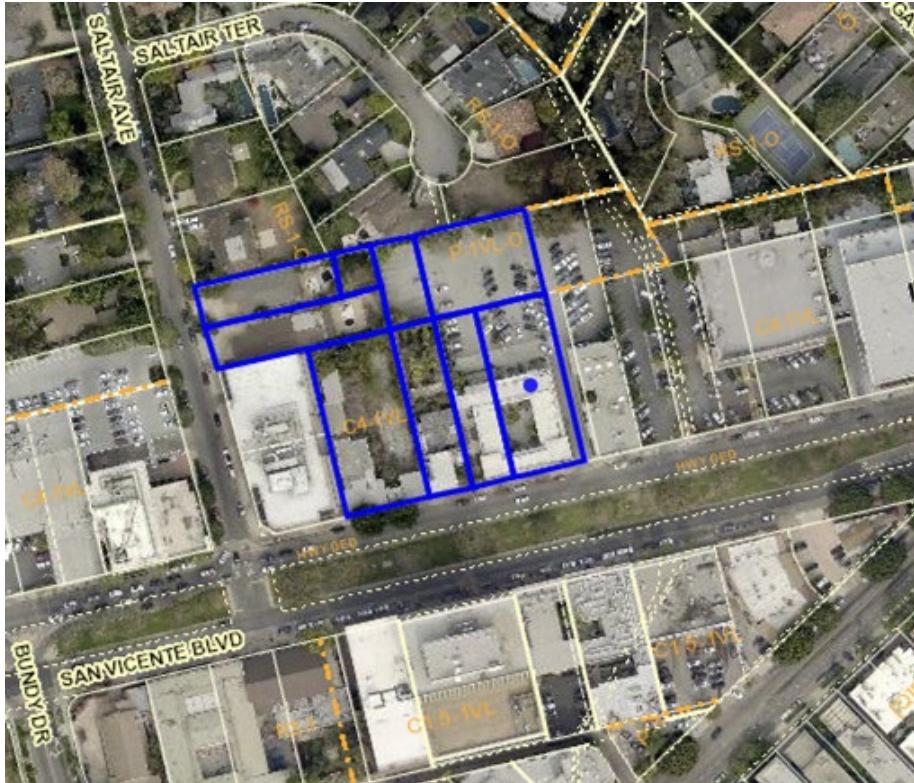
- As of 2015, there were over 20,000 vacant lots in the city of Los Angeles¹



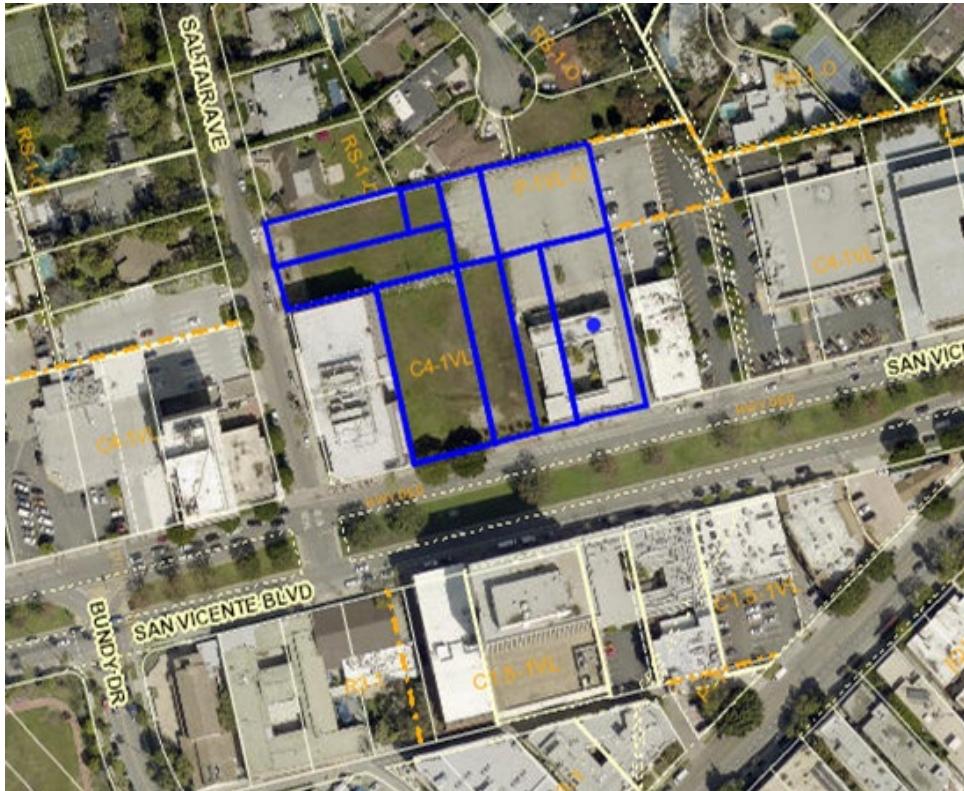
¹ Free Lots Los Angeles. Vacant Lot Activation Tool Kit. 2015. <https://trustsouthla.org/wp-content/uploads/2016/03/Free-Lots-Toolkit.pdf>

Source: CurbedLA. Los Angeles's Tens of Thousands of Vacant Lots: Mapped <https://la.curbed.com/2015/5/4/9964284/los-angeles-vacant-lots-map>.

Lots Owned by Owner/Applicant (2014)



Lots Owned by Owner/Applicant (2020)



Owner/Applicant Provided Overriding Considerations for Demolition Benefits

3. Clear the existing property of noncompliant structures in a manner that will not preclude any future development consistent with existing zoning.

- A primary objective of the Brentwood-Pacific Palisades Community Plan is to “preserve and enhance neighborhoods with a distinctive and significant historic character.”
- Plan promotes the protection and reuse of area’s historic resources.
- Retaining the subject building does not preclude a future project.

Owner/Applicant Provided Overriding Considerations for Demolition Benefits

4. *Comply with the Soft Story Ordinance, which provides for demolition at the owner's option, within the time limits as specified in the Ordinance, in the only economically feasible course of action. (LAMC 91.9305.1.)*

- Majority of buildings subject to Ordinance have complied by retrofitting, not through demolition.

Soft-Story Retrofit Program



Source: Los Angeles Department of Building and Safety. Soft-Story Retrofit Program Status as of February 1, 2024. https://www.ladbs.org/docs/default-source/publications/misc-publications/soft-story-compliance-report.pdf?sfvrsn=bbe9f553_181

Soft-Story Retrofit Program – HCMs



Roberts Apartments, HCM #1185



Elkay Apartments, HCM #368

Soft-Story Retrofit Program – HCMs



Sheets Apartments, HCM #367

Soft-Story Retrofit Program Compliance

- Demolition not necessary.
- Compliance only requires the south facade of the building to be retrofitted.
- No required accessibility upgrades.
- Building eligible to utilize California Historical Building Code and Americans with Disabilities Act standards for historic properties.

HCMs: Modernist Commercial Buildings



Musicians Union of Hollywood, HCM #1158



CBS Columbia Square Studios, HCM #947

HCMs: Modernist Commercial Buildings



Jones & Emmons Building, HCM #696



Neutra Office Building, HCM #676

HCMs: Commercial Buildings in Brentwood-Pacific Palisades



Gas Station, HCM #387
110 S. Barrington Avenue



Pacific Palisades Business Block, HCM #276
Sunset Boulevard and Via de la Paz

Staff Recommendations

1. The Commission recommend to LADBS that the EIR has been completed in compliance with CEQA, and recommend that the EIR be certified by LADBS.
1. The Commission recommend that LADBS not adopt a Statement of Overriding Considerations as the benefits of the demolition of the Barry Building do not override its significant environmental impacts.



Questions?